

PUD 205B-1 DESIGN STATEMENT

PUD 205B was approved by the Broken Arrow City Council on June 20, 2011, subject to the property being platted. The plat, Tiger Hill Plaza, was recorded in Tulsa County on December 12, 2012.

PUD 205B divided the 38.15-acre parcel into three Development Areas – A, B, and C. Development Area A was for light industrial uses. Today, Flight Safety leases most of the property associated with Development Area A. Development Area B was for commercial uses, of which a portion is in the process of being sold. Development Area C was for the water tanks and towers.

The City of Broken Arrow is in the process of selling a portion of Lot 2, Block 1. A lot split application, BAL 1098, has been submitted and will be reviewed by the Planning Commission on August 11, 2016. With BAL 1098, Lot 1, Block 1 is divided into two tracts, Tract 1A and Tract 1B. Similarly, Lot 2 is divided into two lots, Tract 2A and Tract 2B. Tract 1A, which is presently in Development Area A (light industrial uses), is proposed to attached to Tract 2B. Tract 2B will be used for commercial uses.

With PUD 205B-1, the development area boundaries are modified and Tract 1A is hereby becomes a part of Development Area B. The rest of PUD 205B remains unchanged.