

**Broken Arrow Planning Commission**  
**08-08-2024**

**To:** **Chair and Commission Members**  
**From:** **Community Development Department**  
**Title:**  
..title

Public hearing, consideration, and possible action regarding BAZ-001618-2024 and PUD-001617-2024 (Planned Unit Development), a major amendment to PUD-000865-2023 Iron Buck Acres, 15 acres, A-1 to IL via (BAZ-000865-2023), generally located west of Oneta Road (241<sup>st</sup> E. Avenue) and north of Kenosha Street (71<sup>st</sup> Street).

..End

**Background:**

**Applicant:** Mark Capron  
**Owner:** Scot Nelson  
**Developer:** N/A  
**Engineer:** Wallace Design  
**Location:** West of Oneta Road (241st E. Avenue) and north of Kenosha Street (71st Street)  
**Size of Tract** 15 acres  
**Present Zoning:** A-1 (PUD 865)  
**Proposed Zoning:** IL (Industrial Light)  
**Comp Plan:** Level 6 (Regional Employment/Commercial)

BAZ-001618-2024 and PUD-001617-2024 are requests to change the zoning on 45.84 acres of land from AG (Agricultural) to IL (Industrial Light) with a PUD major amendment for Iron Buck Acres located West of Oneta Road (241st E. Avenue) and north of Kenosha Street (71st Street). This is a proposed Industrial Development, Commercial Office, Warehouse, and Mini storage. On August 15<sup>th</sup>, 2023, City Council approved the rezoning of the southern two properties to CG and IL with a Planned Unit Development (PUD 865), subject to platting. This application is to expand the approved PUD area to include the property to the north. In conjunction with the rezoning request, a comprehensive plan change to level 6 was approved by City Council in 2017, subject to the property being platted. On July 15th, 2024, City Council approved the Comprehensive Plan change for this PUD major amendment and Rezoning request from level 1 to level 6.

**PUD-001617-2024**

The Iron Buck Acres development proposes to expand the approved PUD (Planned Unit Development) area to include the property to the north. This will create a master planned Commercial, Industrial, Warehouse, and Mini-storage development. The development will include climate-controlled storage/ office warehouse buildings. Buildings may include commercial, and office uses in the front, or climate-controlled storage/office warehouse use in the back. The

remaining buildings will be situated behind the proposed climate-controlled storage/ office-warehouse facilities and will be regular outdoor accessible storage units. Landscaping, reserve areas and proposed to be developed in accordance with IL (Industrial Light) and CG (Commercial General) zoning requirements except as modified by the PUD (Planned Unit Development). The northern boundary will include an 8'-10' opaque fence to screen the residential property.

#### SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following zoning designation, land use, and Comprehensive Plan future development guide levels:

Direction	Comprehensive Plan	Zoning	Land Use
North	Level 1	A-1	Single-Family Residential
East	Level 2	A-1	Single-Family Residential
South	Level 4	A-1	Undeveloped
West	Level 1	A-1	Single-Family Residential

This proposed development is designated as Level 6 (Regional Employment/ Commercial) in the Comprehensive Plan. This level supports the development of Industrial Light with a PUD, Commercial General, and Commercial Heavy.

According to FEMA maps, none of the property is located in the 100-year floodplain.

**Attachments:**      Case Map  
                            Aerial Map  
                            Iron Buck Acres PUD

**Recommendation:**

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001617-2024 be approved subject to the property being platted and PUD-0011617-2024 major amendment be approved as submitted.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Rocky Henkel**

CBC