



City of Broken Arrow

Request for Action

File #: 24-1553, **Version:** 1

**Broken Arrow Planning Commission
11-21-2024**

To: Chair and Commission Members
From: Community Development Department
Title:

Public hearing, consideration, and possible action regarding PUD-001785-2024, a major amendment to PUD-001521-2024, 81st Street Office Storage, 40 acres, A-1 (Agricultural) to IL (Industrial Light)/PUD (Planned Unit Development)-001521-2024, located north of Houston Street (81st Street), one-quarter mile west of 23rd Street (193rd East Avenue/County Line Road)

Background:

Applicant: Nathan Cross
Owner: Don Houpt (IOS Land Company LLC)
Developer: Don Houpt (IOS Land Company LLC)
Engineer: Joseph Watt
Location: North of Houston Street (81st Street), one-quarter mile west of 23rd Street (193rd East Avenue/County Line Road)
Size of Tract 40 acres
Present Zoning: A-1 (Agricultural)
Proposed Zoning: I-L/PUD-001521-2024
Comp Plan: Level 6 (Regional Employment/Commercial)

PUD-001785-2024 is a request to amend PUD-001521-2024. This property is currently un-platted and undeveloped and is located north of Houston Street (81st Street), one-quarter mile west of 23rd Street (193rd East Avenue/County Line Road).

PUD-001521-2024 and BAZ-001569-2024 were approved by City Council on August 5th, 2024. After this was approved, the applicant requested this major amendment to amend the development areas of PUD-001521-2024. The allowed uses of development area 1 allow for the outdoor storage and distribution of completed relocatable buildings. Development area was proposed to be 12 acres, and with his major amendment the applicant is proposing to increase this to 17.95 acres.

Landscaping

PUD-001521-2024 requires a 300' landscape edge along Houston for development area 1, while development area 2 requires a 200' landscape edge. This area is proposed to be used for a detention pond, and the required landscaping. As a part of PUD-001785-2024 the applicant is requesting to keep the 300' landscape edge for the original width of development area 1, but proposes to decrease the landscape edge of the eastern most 241' to

the 200' landscape edge that is required for development area 2. This requested change is shown in the conceptual layout in the attached design statement.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 6	A-1	Undeveloped
East	Level 6	A-1	SF Residential
South	Level 7	IH	Industrial
West	Level 7	IL	Industrial

According to Section 6.4.A of the Zoning Ordinance, the PUD provisions are established for one (1) or more of the following purposes:

1. To permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties.
2. To permit greater flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Ordinance.
3. To encourage the provision and preservation of meaningful open space.
4. To encourage integrated and unified design and function of the various uses comprising the planned unit development.
5. To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infra structure and land use compatibility.

Staff believes that PUD-001785-2024 meets provisions 1,2, and 3 by providing a large landscape buffer and beautification along Houston Street.

According to FEMA maps, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow.

- Attachments:**
- Case map
 - Aerial photo
 - PUD-001785-2024 Design Statement
 - PUD-001521-2024 Design Statement

Recommendation:

Based on the Comprehensive Plan and the surrounding land uses, staff recommends that PUD-001785-2024 be approved subject to platting.

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Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel