



# Rose Creek

708 WEST KENOSHA STREET NORTH  
BROKEN ARROW, OKLAHOMA 74012

PUD No. 79B  
A Minor Amendment to PUD 79



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## I. INTRODUCTION AND SCOPE

The property was originally developed as an approximately 62,650 square foot retail building (Wal-Mart). In 1993, the property was rezoned from C-2 to IS (Industrial Service) per BAZ 1176 and was approved for PUD-79, "Electronic Label Technology." Electronic Label Technology, a retail business services company, ultimately moved out, leaving the building vacant. It has since been redeveloped as Xtreme Racing and Entertainment, an indoor recreational facility, specifically an electronic go-kart tract and entertainment venue.

To support the reuse for Xtreme Racing and Entertainment, applications for a Major Amendment to PUD 79 (PUD 79A) and rezoning of a part of the subject property from IL to CG were filed in late 2014. The applications were ultimately withdrawn as the use, indoor recreation, was determined to be permitted by right under the existing IL zoning with PUD 79.

This PUD 79B serves to amend the PUD text to allow LED / electronic message board signage, which is otherwise permitted by right per the current Broken Arrow Zoning Ordinance. The current language of PUD 79 may be interpreted to exclude LED / electronic message board signage which, in that case, would be considered a self-imposed restriction, and thus, a Minor Amendment is being requested to provide for the change. The amendment proposes to restate Development Standards for signage, ground and wall signage, by providing all signage shall comply with the current Broken Arrow Zoning Ordinance. This PUD Minor Amendment will also serve to rename the PUD to "Rose Creek." No other changes are proposed to PUD 79 by this Minor Amendment. Exhibit J "Conceptual Ground Sign" has been added to this PUD to represent the appearance of the currently-planned ground sign. Exhibit K "Conceptual Ground Sign Site Plan" has been added to this PUD to represent the currently-planned ground sign location. Other PUD exhibits have not been updated for purposes of this Minor Amendment.

## II. AMENDED DEVELOPMENT STANDARDS

Within the PUD 79 Development Standards section entitled “Signs”, the following is the proposed restated section:

### “Signs

Signs accessory to uses within the project shall comply with the restrictions of the current Broken Arrow Zoning Ordinance.”