



# City of Broken Arrow

## Request for Action

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**File #:** 23-1181, **Version:** 1

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**Broken Arrow Planning Commission**  
**09-14-2023**

**To:** Chairman and Commission Members  
**From:** Community Development Department  
**Title:** Public hearing, consideration, and possible action regarding PUD-000956-2023 (Planned Unit Development), Cypress Business Park, approximately 0.28 acres, CG (Commercial General)/PUD-3 to CG (Commercial General)/PUD-000956-2023, one-eighth mile northwest of the northwest corner of New Orleans Street (101st Street) and Elm Place (161st E. Avenue)

**Background:**

**Applicant:** J-C Engineering, Joe Kelley  
**Owner:** Cypress Place, LLC  
**Developer:** Cypress Place, LLC  
**Location:** One-eighth mile northwest of the northwest corner of New Orleans Street (101st Street) and Elm Place (161st E. Avenue)  
**Size of Tract** approximately 0.28 acres  
**Number of Lots:** 1  
**Present Zoning:** CG (Commercial General)/PUD-3  
**Comp Plan:** Level 4

The property associated with Cypress Business Park is an undeveloped tract of land located approximately one-eighth mile northwest of the northwest corner of New Orleans Street (101st Street) and Elm Place (161st E. Avenue). The property is platted as Lot 4 and the West 75' of Lot 5, Block One of Vandever Acres Office Park and zoned CG (Commercial General), along with PUD-3. PUD-03 indicates all eight lots in Vandever Acres were originally intended to be developed as a medical office park when it was platted in 1977. However, under current 2023 conditions, the surrounding area has changed, and the area has gravitated from Medical to Commercial General uses.

The Owner/Developer of the subject tract proposes to abrogate PUD-03 and requests a new PUD to permit light manufacturing of glass products only (windows/doors) in an enclosed building on a portion of the subject tract, while the remainder will be for other uses permitted in the CG zone: office and commercial uses.

While the CG district does not support light manufacturing uses, the New Orleans Square Overlay District abutting the south property line permits a Makerspace use, which allows the small-scale activities requested by the Owner/Developer. The developer has confirmed that the intended operations of the light industrial space

will fall within the Makerspace definition stated below. In addition, per the same requirements of the abutting UG (Urban General) district of the New Orleans Square Overlay District, the Makerspace use is restricted to a maximum of 5,000 square feet.

### C. Makerspace

**Definition:**

*A facility for small-scale, craft production, that produces or makes items that by their nature, are designed or made by an artist or craftsman by using hand skills.*

**Examples:**

- |                                                                |                                          |
|----------------------------------------------------------------|------------------------------------------|
| - Blacksmith, metalwork                                        | - Glass blowing                          |
| - 3D printing, laser cutting, software, computers, electronics | - Jewelry, silverware and plated ware    |
| - Clothing, textile or apparel, shoes                          | - Printing, screening                    |
| - Ceramics, pottery                                            | - Woodworking, cabinet, furniture making |

*All Urban General (UG) and Shopfront 3+ (SH3+) Districts - cannot exceed 5,000 square feet in floor area dedicated to makerspace uses and at least 50% of the floor area dedicated to makerspace uses must be located on the ground floor.*

PUD-000956-2023 also contains requests for the following deviations from the CG (Commercial General) zoning regulations.

**Minimum Lot Frontage:** None

**Access and Circulation:**

Access to this site shall be through the following:

- Two established mutual access easements from the property to the east
- Two established mutual access easements from the north.
- One possible mutual access easement from the south.

**Parking:**

As required by the Zoning Ordinance.

- In addition, parking spaces constructed which are more than the required parking may be used for business vehicle parking.

**Signage:**

One off-premise sign shall be permitted on Elm Place subject to the following conditions:

- A site plan be approved by the Community Development Division;
- A license agreement or other relevant document being provided showing that the individual property owners are in agreement with the location of the sign on their property;
- This sign, since it is proposed to be located within New Orleans Square Overlay, shall be required to meet the size and height regulations of the overlay district;

All other signage within the development shall meet the requirements of the CG zoning district.

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 4	CG (Commercial General)/PUD-3	Medical Offices
East	Level 4	CG (Commercial General)/PUD-3	Sonic
South	Level 4	UG (Urban General)	Shopping Center/Place of Assembly
West	Level 4	CG (Commercial General)/PUD-110C	Undeveloped

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

This item was continued from the August 24, 2023 Planning Commission meeting due to lack of quorum.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
PUD-000956-2023 Design Statement  
Conceptual Site Plan  
Rationale for PUD provided by the applicant

**Recommendation:**

Staff recommends that PUD-000956-2023 be approved and that platting be waived. PUD-3 shall also be abrogated.

**Reviewed By:** Amanda Yamaguchi

**Approved By:** Kevin Maevers

ALY