



City of Broken Arrow

Request for Action

File #: 21-302, Version: 1

**Broken Arrow Planning Commission
02-25-2021**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD-324 (Planned Unit Development) and BAZ-2080 (Rezoning), City Project, approximately 20 acres, A-1 (Agricultural) and ON (Office Neighborhood)/SP-198 (Specific Use Permit) to CH (Commercial Heavy) and abrogation of SP-198, one-half mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)

Background:

Applicant: City of Broken Arrow
Owner: Broken Arrow Economic Development Authority
Developer: N/A
Location: One-half mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)
Size of Tract approximately 20 acres
Number of Lots: 1
Present Zoning: A-1 (Agricultural) and ON (Office Neighborhood)/SP-198
Comp Plan: Level 3 (Transition Area) to Level 6 (Regional Employment/Commercial) via BACP-173

PUD-324 and BAZ-2080 is a request to change the zoning designation on an approximately 20-acre tract of land A-1 (Agricultural) and ON (Office Neighborhood)/SP-198 (Specific Use Permit) to CH (Commercial Heavy). The undeveloped property is located one-half mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue) and has been platted as Lot 2, Block 1, Core Church of Broken Arrow.

A-1 zoning was assigned to the property when it was annexed into the City of Broken Arrow by Ordinance 1936 on June 19, 1995. The southern 14-acres remains zoned A-1. The northeastern approximately 6-acres was rezoned to CN/SP-198 on November 21, 2005 via BAZ-1692, subject to the property being platted. The entire 20-acre subject property was platted in Tulsa County on November 26, 2017 as Lot 2, Block 1, Core Church of Broken Arrow.

BACP-173 a request to change the Comprehensive Plan designation on this approximately 20-acre tract of undeveloped land from Level 3 (Transition Area) to Level 6 (Regional Employment/Commercial) is being considered in conjunction with this PUD.

The City currently owns the property through the Broken Arrow Economic Development Authority. In order to make the property be more marketable for future commercial development, an amendment to the comprehensive plan is necessary to allow for these potential uses.

PUD-324 is proposed to be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CH district, with the following exceptions:

- Uses pertaining to medical marijuana growing/cultivation, processing, and dispensaries are prohibited.
- Sexually oriented businesses are prohibited.
- Front setbacks on commercial lots shall be reduced from 50-feet to 30-feet.
- Within required landscape edges, the number of trees shall be increased from 1 per 50 linear feet to 1 per 30 linear feet, along all frontages which abut an arterial or collector street.

PUD-319 to the south includes requirements for a frontage road to parallel the Creek Turnpike and a trail connection between Liberty Trail and the existing Windsor Oak Estates neighborhood to the northeast. PUD-324 provides a direct trail connection between PUD-319 and the Windsor Oak Estates neighborhood.

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 3	ON (Office Neighborhood) and A-1 (Agricultural)	Place of Assembly and undeveloped
East	Level 2	R-2 (Single-Family Residential)	Residential Neighborhood
South	Level 6 to Level 6 and Level 3 via BACP-169	R-2 (Single-Family Residential) to CH (Commercial Heavy) and RM (Residential Multi-Family) and PUD-319	Undeveloped
West	Level 6	A-1(Agricultural) to CG (Commercial General)/PUD-279 (via BAZ-1848 & PUD-279) and ON (Office Neighborhood)/SP-198	Under development as Sound Mind Behavioral Health Place of Assembly

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

Attachments: Case map
Aerial photo
PUD-324 Design Statement
Recorded Plat of Core Church

Recommendation:

Staff recommends that PUD-324 and BAZ-2080 be approved, subject to the abrogation of SP-198.

Reviewed By: **Jill Ferenc**

Approved By: **Larry Curtis**

ALY