

**MAJOR AMENDMENT DRAFT FOR PUD 175  
DEVELOPMENT AREA B  
LOT 2, BLOCK 3, NORTHEAST CROSSROADS**

**NORTHEAST CROSSROADS  
BROKEN ARROW, OK  
PLANNED UNIT DEVELOPMENT NO. 175**

**Development Standards – Area B**

Legal Description: Lot 2, Block 3, NORTHEAST CROSSROADS AT BROKEN ARROW, ALSO KNOW AS NORTHEAST CROSSROADS, A SUBDIVISION IN THE CITY OF BROKEN ARROW, WAGONOR COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 1725, PAGE 54.

Land Area of Lot 2, Block 3: 1.01 Acres.

**Applicants Development Concept**

The purpose(s) of the PUD Major Amendment No. PUD-175 is to redefine the usage of specifically and only Lot 2, Block 3, Development Area B of the Northeast Crossroads Subdivision in the city of Broken Arrow. The Permitted uses as outlined in PUD-175 indicate the previous Broken Arrow Zoning C-2 for Planned Shopping Center District of which is currently zoned CG (Commercial General) under the new Broken Arrow Zoning Code. The intent is to provide a drive thru Car Wash which would be a change to the comprehensive plan from a Level 4 to a Level 6, specifically for Lot 2, Block 3.

Additionally requesting a parking reduction of the Area B off-street parking requirements. Current zoning requires 1/500 sf. The requested reduction would be 1/1250 sf. The carwash is approx. 5,000 SF, which would require 4 parking spaces for employees. The carwash will have multiple vacuum bays that could also serve as additional parking. This request would help eliminate paving, water run-off and create additional landscaping.

All other requirements under PUD-175 will remain in effect.

PUD-175 was originally approved on April 26, 2007 and pursuant to additional development standards approved by the Broken Arrow City Council on May 21, 2007.

If approved, Lot 2, Block 3 will be rezoned CH with the exception of only having a Car Wash under the CH zoning. All previous CG zoning uses to remain permitted under the Broken Arrow Zoning Ordinance and PUD-175.

**Exhibit List:**

|                                                  |     |
|--------------------------------------------------|-----|
| Exhibit A: Current Survey of Lot 2, Block 3..... | 2   |
| Exhibit B: Current Plat.....                     | 3-5 |
| Exhibit C: Preliminary Car Wash Site Plan.....   | 6   |

CITY OF BROKEN ARROW