

TUSCAN PLAZA II

SE/C of Albany (61st Street) and Lynn Lane (177th E. Ave)

Planned Unit Development No. 180C,
A Minor Amendment of Planned Unit Development No. 180
Pertaining To Lot 1, Block 1, Tuscan Plaza

June 12, 2013
Revised July 19, 2013
Revised January 13, 2015
Revised July 06, 2017

I. INTRODUCTION AND SCOPE

Tuscan Plaza, comprising 8.97 net acres situated at the southeast corner of Albany and Lynn Lane, was submitted as Planned Unit Development No. 180 and was approved by the Broken Arrow City Council on November 5, 2007.

The approved PUD No. 180 designated a development area as the "Retail Plaza" containing approximately 5.99 acres which was subsequently platted as Lot 1, Block 1, Tuscan Plaza (Plat # 6174). Lot 1, Block 1, Tuscan Plaza is hereinafter referred to as "Lot 1" or the "Site" or "Tuscan Plaza II".

An amendment pertaining to Lot 1 was submitted as PUD No. 180 A and approved by the Broken Arrow City Council on August 5, 2008, which allocated a maximum floor area of 60,000 sq. ft. (.23 F.A.R.) and set forth permitted signs.

Tuscan Plaza II comprises Lot 1 and is intended as an upscale retail and office development. Lot 1 was initially planned as one building, two stories in height, and designed predominantly for retail use. In response to market conditions, a second minor amendment (# 180B) was submitted and approved to permit the subdivision of Lot 1 into three (3) development areas providing a mix of both retail and office buildings, establish a Conceptual Site Plan with designation of development areas, allocation of uses and intensity of uses, and development standards and conditions, to be followed by detail site plan review of each phase of development.

A northerly portion of Development Area A is being purchased by Oklahoma Central Credit Union for the purposes of constructing a financial institution with drive-through facilities. Current site plans call for 24 parking spaces serving a building of 4,799 square feet. PUD 180B specifies that parking shall be "Not less than 78 parking spaces," which appears to correspond with a presumed use of retail as reflected on Exhibit B "Conceptual Site Plan" of PUD 180B. Further, PUD 180B did not provide for relief from maximum parking requirements, which would negatively impact the proposed facility's desired business operations.

This Minor Amendment pertaining to Development Area A is submitted to reduce the excessive parking requirement and adjust the maximum parking requirement. The current 78 parking space requirement would be considered a self-imposed restriction, and reducing this minimum number reflexively adjusts the 125% maximum parking space restriction of Zoning Ordinance Section 5.4.D.4. Therefore, a Minor Amendment is being requested to provide for both changes. The maximum is proposed to be 35 parking spaces, to reduce the likelihood of another PUD Minor Amendment. No other changes are proposed to PUD 180 by this Minor Amendment. PUD exhibits have not been updated for purposes of this Minor Amendment.

The Comprehensive Plan designates the 8.97 acres comprising the entirety of Tuscan Plaza, as Level 4 Land Use Intensity and the existing underlying CG Commercial General District is in accordance therewith. No change of the underlying zoning district is proposed. The subject property will be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CG – Commercial General District, except as modified by the PUD.

II. AMENDED DEVELOPMENT STANDARDS

Within PUD 180 Section II, Development Standards for Development Area A, the following is the proposed restated section pertaining to off-street parking:

“Off-street Parking:

Shall provide a minimum of 1 space per 300 square feet of building floor area and a maximum of 35 spaces”