



City of Broken Arrow

Request for Action

File #: 24-1303, **Version:** 1

Broken Arrow Planning Commission
09-26-2024

To: **Chairman and Commission Members**
From: **Development Services Department**
Title:

Public hearing, consideration, and possible action regarding COMP-001570-2024 (Comprehensive Plan Change), Aspen Park, 7.4 acres, Level 3 to Levels 6, generally located one quarter mile north of west Kenosha Street (East 71st Street South) and one quarter mile east of North Aspen Avenue (South 145th East Avenue)

Background:

Applicant: Joseph Watt

Owner: Andrew Brotton

Developer: N/A

Engineer: Joseph Watt

Location: One quarter mile north of west Kenosha Street (East 71st Street South) and one quarter mile east of North Aspen Avenue (South 145th East Avenue)

Size of Tract 7.4 acres

Number of Lots: 1

Present Zoning: CH (Commercial Heavy), R-3 (Single-Family Residential), RD (Residential Duplex) and PUD-118A

Comp Plan: Level 3 (Transition Area) to Level 6 (Regional Employment/Commercial)

COMP-001570-2024 is a request to change the Comprehensive Plan designation from Level 3 to Level 6 on approximately 7.4 acres generally located one quarter mile north of west Kenosha Street (East 71st Street South) and one quarter mile east of North Aspen Avenue (South 145th East Avenue). The property is partially platted as part of Lot 1 Block 4 Aspen Park Village and partially un-platted. The parcel is currently undeveloped.

The proposed tract is included in PUD 118A. This PUD was approved by City Council on April 1st, 2002, and it limited the allowed uses to only a golf course. The applicant is proposing to abrogate the existing PUD on the site, and has submitted a conceptual PUD with this comprehensive plan change application.

The applicant is interested in developing this property for a proposed mini-storage development. The applicant has already submitted an application to rezone this property to Industrial Light (BAZ-001552-2024), with a Planned Unit Development. The conceptual PUD that has been submitted with this application limits the allowed uses on this property to only a mini-storage development.

The Land Use Intensity System shows that rezoning to Industrial Light is Possible in Level 6 of the comprehensive plan. To be in accordance with the comprehensive plan this rezoning must:

- Be done with a Planned Unit Development
 - o A conceptual PUD has been submitted with this application

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- Be an extension of an existing industrial area
 - o Existing industrial zone to the south
- Be reached by an arterial street which does not pass through a residential area
 - o North Redbud Avenue is a Standard Industrial Street with direct access to an Arterial Street
- Thoroughly screen all adjoining residential areas.
 - o The conceptual PUD proposes landscaping to meet the zoning ordinance requirements

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 3	CH/PUD118A	Undeveloped
East	Level 3	RD	Residential Duplex
South	Level 6	IL	Industrial
West	Level 6	CH/PUD118A	Commercial Center

Attachments: Case Map
Aerial Photo
Conceptual Aspen Park PUD
Conceptual Site Plan

Exhibit
Comprehensive Plan
Land Use Intensity System
PUD- 118A Design Statement

Recommendation:

Based on the location of the property and surrounding land uses, Staff recommends COMP-001570-2024 be approved, subject to:

- The property being platted
- A PUD being approved by City Council that is similar to the conceptual PUD that was submitted with this application.
- PUD 118 and all relevant amendments will be abrogated for the legal description provided for this application.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

HMB