



# City of Broken Arrow

## Request for Action

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

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**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 71<sup>st</sup> Street South) and one quarter mile east of North Aspen Avenue (South 145<sup>th</sup> 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 71<sup>st</sup> Street South) and one quarter mile east of North Aspen Avenue (South 145<sup>th</sup> 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 71<sup>st</sup> Street South) and one quarter mile east of North Aspen Avenue (South 145<sup>th</sup> 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 1<sup>st</sup>, 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

- 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