

February 25, 2021

City PUD-324

Property Description

The City Property consists of approximately 20 acres located one-half mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue) in the City of Broken Arrow, Tulsa County, Oklahoma, and is more particularly described as:

Lot 2, Block 1, Core Church @ Aspen Creek, a re-subdivision of Family Church Facilities, a subdivision in the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded Plat No. 6573.

Development Concept

PUD-324 is planned for commercial development which will provide additional commercial growth opportunities to south Broken Arrow. Through the development of this property, trail connections in the area shall be provided in accordance with the Tulsa Regional Bicycle & Pedestrian Master Plan (GO Plan).

Zoning and Land Use

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.

Also in conjunction with PUD-324, a rezoning request, BAZ-2080, is proposed to amend the zoning district on this property from A-1 (Agricultural), ON (Office Neighborhood) and SP-198 (Specific Use Permit) to CH (Commercial Heavy).

Development Standards

This PUD is proposed to be developed in accordance with the use and development regulations of the Broken Arrow Zoning Ordinance as permitted in the Commercial Heavy (CH) zoning district except as follows. Any future use approved by the City of Broken Arrow in the CH district shall be permitted without amendment to the PUD. Uses pertaining to medical marijuana growing/cultivation, processing, and dispensaries are prohibited. Sexually oriented businesses are also prohibited.

- Front building 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.

Access and Circulation

Primary access to the site shall be provided through one access drive onto Aspen Avenue. Future development may provide a connection to future West Norfolk Street. In addition, a connection to West Miami Street may be possible for emergency access only. Final plans for access will be determined during the platting process.

Sidewalks shall be constructed along the Aspen Avenue frontage as each internal, street facing lot is developed. In addition, sidewalks will be constructed along the future West Norfolk Street per the development standards of the City of Broken Arrow. Sidewalks along streets shall be constructed by the developer of each lot at the time of development and in accordance with the City of Broken Arrow Subdivision Regulations. Sidewalks shall be a minimum of five feet in width, ADA compliant, and shall tie into other sidewalks abutting the site boundaries. Any sidewalks which are proposed outside of the public right-of-way shall be placed in a public sidewalk easement.

In accordance with the Go Plan, a bicycle/pedestrian trail shall be provided within this development to connect Liberty trail to the Windsor Oak Estates neighborhood to the east. The placement and layout of the trail connection shall be determined during the site plan process of any development abutting West Miami Street.

Exhibit A- Aerial Map



