



# City of Broken Arrow

## Fact Sheet

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**File #:** 16-1319, **Version:** 1

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**Broken Arrow Planning Commission  
11-17-2016**

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

**Public Hearing, consideration and possible action regarding PUD-253 and BAZ-1965, Kenosha-Elm Business Park, 13.20 acres, RM, R2, CN, and CH to IL/PUD-253, north of Kenosha Street, one-quarter mile east of Elm Place**

**Background:**

**Applicant:** Mark Capron, Sisemore Weisz & Associates  
**Owner:** Richard C. Gardner, Gardner Real Estate LLC  
**Developer:** Sisemore Weisz & Associates  
**Engineer:** Sisemore Weisz & Associates  
**Location:** North of Kenosha Street, one-quarter mile east of Elm Place  
**Size of Tract** 13.20  
**Number of Lots:** 1  
**Present Zoning:** RM, R-2, CN, and CH to IL/PUD-253  
**Comp Plan:** Levels 2 and 6 via BACP 123

Planned Unit Development (PUD) 253 and BAZ-1965, a request to rezone this property from Residential Multifamily (RM), Single-Family Residential (R-2), Commercial Neighborhood (CN), and Commercial Heavy (CH) to Industrial Light (IL) and PUD-253, involves 13.20 acres located north of Kenosha Street and one-quarter mile east of Elm Place. A portion of the property to the south is an existing retail business, the rest of the property is undeveloped.

The applicant is proposing to construct a mixed-use development consisting of an existing retail shop fronting Kenosha Street, storage units to the north and three office buildings on the east side of the property. A public street, Main Street North, will divide the property from Kenosha Street to the City of Broken Arrow Storm Water Detention Facility to the north.

On June 18, 2012, the City Council conditionally approved BACP-123, a request to change the Comprehensive plan designation on 6.51 acres from Level 2 (Urban Residential) to Level 6 (Regional Employment/Commercial). Approval was contingent upon the property being platted and developed through the PUD process.

PUD-253 describes dividing the property into Development Areas A, B, and C with a public street being

constructed between development areas A/C and B. The only permitted use in Development Area A, which is on the west half of the property, is mini-storage with an accessory-use office building. A landscape area of at least 30 feet in width will be provided on the north and south sides of Development Area A with a minimum 80-foot wide natural, undisturbed area for the Park Grove Creek drainage way. Along the new public street, the landscape edge will be 17.5 feet.

Development Area B is on the east side of the proposed, new public street. This area is proposed to be developed for office use only. The types of offices are specifically limited to medical offices or clinics, business or professional offices, financial institution without a drive-thru facility, art gallery or museum, and places of assembly. A landscape area of at least 30 feet in width will be provided on the north, east, and south sides of Development Area B. Along the new public street, the landscape edge will be 10 feet. There will be an eight-foot high screening fence, which will be installed with the initial construction phase, along the east boundary of Development Area B abutting the Kenwood and Kenwood IV additions.

Development area C is on the west side of the proposed, new public street and south of Development area A. This area is proposed to remain for retail use as allowed by the Commercial Neighborhood (CN) District.

Water and sanitary sewer service to this property are available from the City of Broken Arrow. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

**Attachments:** Case Map  
Aerial  
Draft PUD document and associated exhibits  
BACP 123 Case Map

**Recommendation:**

Staff recommends that PUD-253 and BAZ-1965 for Kenosha-Elm Business Park, be approved, subject to the property being platted.

**Reviewed and approved by: Michael Skates**

FKD:ALY