

CREEK 51 BUSINESS PARK

SOUTH AND WEST OF THE SOUTHWEST CORNER OF
EAST OKLAHOMA HIGHWAY 51 & CREEK TURNPIKE
BROKEN ARROW, OKLAHOMA

PUD-000986-2023

A Minor Amendment of Planned Unit Development Nos. 204 & 204A

Original PUD-204 Approved by City Council October 19, 2010
PUD-204A (PUD Major Amendment) Approved by City Council February 6, 2018

I. INTRODUCTION AND SCOPE

Creek 51 Business Park is a developing business park including commercial, office, office-warehouse, and light industrial development. Comprising 97.208 acres situated south and west of the southwest corner of East Oklahoma Highway 51 and the Creek Turnpike, was submitted as Planned Unit Development No. 204 (PUD-204) and was conditionally approved by the Broken Arrow City Council on October 19, 2010, along with BAZ 1856, a request to change the zoning on the site and certain future phase areas from A-1 to CG and IL.

One (1) side of the site abuts residential property, Oak Creek South and Oak Creek South Extended, which abuts to the north/west. In order to help secure the initial rezoning and PUD approvals on the site and future phases, Oak Creek South was zoned (along with PUD 204) and platted, allowing the conveyance of additional yard areas to the abutting single-family residential owners within Oak Creek South. The extended yard areas have since been conveyed and now provide additional buffering to the commercial and industrial uses contemplated for the site and future phases. The plat filing validated the entire PUD-204.

PUD-204A, a Major Amendment to PUD-204, was conditionally approved by City Council February 6, 2018. PUD-204A corresponded with platted Lot One (1) and Lot Eight (8) of Block One (1), "Creek 51 Business Park".

"Creek 51 Business Park" was conditionally approved for Final Plat by the Planning Commission on December 5, 2019 and by the City Council on January 7, 2020, and was filed of record September 29, 2020.

As initially planned, South 37th Street (S. 209th E. Ave.) Sectionline Road was proposed as a collector street connecting S.H. 51 to East Washington Street (91st St. S.) under the Creek Turnpike bridge. As ultimately designed, South 37th Court was built as a cul-de-sac collector street providing access only to those with business within the Business Park. Since it is not a through-street, ultimate traffic volume is greatly diminished. However, the Zoning Ordinance has specific requirements for driveway locations and separations, even for the current design. This is proving problematic for site design in the developing Business Park.

This Minor Amendment is submitted to allow ultimate driveway design to be reviewed and approved by City Staff in the context of a site plan application. No other changes are proposed to PUD-204 or PUD-204A by this Minor Amendment. PUD exhibits have not been updated for purposes of this Minor Amendment. An exhibit is included to demonstrate known/under construction and likely/permitted driveways, along with conceptual locations of future driveways serving the current lots. 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 underlying CG and IL districts, except as modified by the PUD.

II. AMENDED DEVELOPMENT STANDARDS

Within PUD-204 Section III. Development Standards, “Governing Use”, the following is added as the final sentence:

“Driveway locations and separation requirements may be modified from Broken Arrow Zoning Ordinance regulations through the engineering variance process during the site plan review.”

Within PUD-204A Section IV. General Provisions and Development Standards, Subsection IV.A. “Access and Circulation”, the following is added as the final sentence of the first paragraph:

“Driveway locations and separation requirements may be modified from Broken Arrow Zoning Ordinance regulations through the engineering variance process during the site plan review.”

III. PROPERTY DESCRIPTION

ALL OF "CREEK 51 BUSINESS PARK", A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (DOC# 2020-14293).