

***Lot 1, Block 1, Commerce Crossing  
Planned Unit Development***

***December 2, 2016***

***Submitted to:***

***The City of Broken Arrow Planning Commission  
Broken Arrow, Oklahoma***

***Kansas City Life  
3520 Broadway  
Kansas, City 64111***

***Prepared by:***



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## **DEVELOPMENT CONCEPT**

Commerce Crossing was originally proposed as a commercial development and was platted in 2008. The subject tract of land was platted again as Lot 1, Block 1 of Commerce Crossing. Most of the subdivision is zoned IL (Industrial Light) and has been developed accordingly.

The developer of the lot would like to have a driveway on West Albany Street at the northeast corner of the lot. The purpose would not only be available for emergency vehicles it would allow vehicles to enter exit the property to the arterial street without have to use the collector street or drive though the proposed parking lot.

However, the current City of Broken Arrow Zoning Code (5.3 B.3.b) does not allow drives to be within 250' apart and also must be 200' from drives across the street. The adjacent property to the west already has a driveway within 50' of the subject property. Also, the property across West Albany Street is within the City of Tulsa jurisdiction and is not subject to the aforementioned restrictions and there are multiple driveways. These existing conditions make a practically useful driveway infeasible.

The sole purpose of this PUD is to allow the developer to add an access point at the northwest corner of the property onto West Albany Street. No other exceptions to the zoning code are sought.

## **DEVELOPMENT STANDARDS**

Lot 1, Block 1 of Commerce Crossing will be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulation of the Industrial Light District (IL) except as follows:

### **ACCESS**

One 40' wide access shall be permitted along West Albany Street at the north west corner of Lot 1, Block 1 Commerce Crossing.

## **PLATTING REQUIREMENTS**

The subject property is currently platted. This PUD only seeks to alter the subject access point. Therefore, the application request a plat waiver be issued. A change of access will be processed through the planning commission and ultimately filed with the Tulsa County Clerk.

## **ANTICIPATED DEVELOPMENT SCHEDULE**

Building permit applications have already been submitted at the time of this application . The developer plans to start construction as soon permits are received.

## **PUD LEGAL DESCRIPTION**

LOT ONE (1), BLOCK ONE (1), COMMERCE CROSSING, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.