

Medical

Major Amendment to  
PUD 74

# Aspen Square Center

Broken Arrow, Oklahoma

CITY OF BROKEN ARROW

FEB 03 2020

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2/3/2020

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## I. NARRATIVE

“Aspen Square Center” (PUD 74) was approved by the Broken Arrow City Council on October 5, 1992 as a ±8.8 acre (net) commercial shopping and mini storage development, located on the northeast corner of the intersection of East Washington Street and South Aspen Avenue. On March 23, 2010, the Broken Arrow City Council approved PUD 203, a portion of which was a part of PUD 74. This portion of PUD 74 was abrogated with the approval of PUD 203. PUD 203 is currently the site of a CVS pharmacy. The entire PUD 74 site is a part of the 10.987 acre “I.D.C. Center II” development, that was platted in December 1979.

This Major Amendment to PUD 74 is to add the Medical Marijuana Dispensary use to the Permitted Uses of PUD 74. The current underlying zoning of CN allows for this use, but the original underlying zoning of C-3 did not, since it was not an anticipated or available use. Additionally, since the original PUD did not allow for this use, it is required that a Major Amendment to PUD 74 be processed in order to bring the PUD up to date with current CN allowable land uses, specifically in this case, the Medical Marijuana Dispensary use.

The OKCM Medical Marijuana Dispensary, for which this PUD Amendment request is submitted, is located in the Aspen Square Shopping Center. OKCM has been in business since January of 2019 and, as with any successful commercial retail establishment, has been providing a reliable stream of sales tax dollars to the City and state since it opened. OKCM had gross revenues of approximately \$1.4 million in 2019 and paid \$119,493 in total sales tax revenues. As with any city, a successful, locally owned and operated retail establishment that provides tax revenue to the City and State, is a valuable asset to the community and local economy. In the current state of the business environment, locally and nationally, it is getting more difficult to operate a successful brick and mortar business, so it is important to support these successful retail endeavors and to help them to continue to succeed.

To summarize, this Major Amendment to PUD 74 is submitted to request one revision to PUD 74. The requested modification is as follows:

### **1). To add Medical Marijuana Dispensary to the allowed Permitted Uses in PUD 74.**

All other development standards of PUD 74 are to remain unaltered.

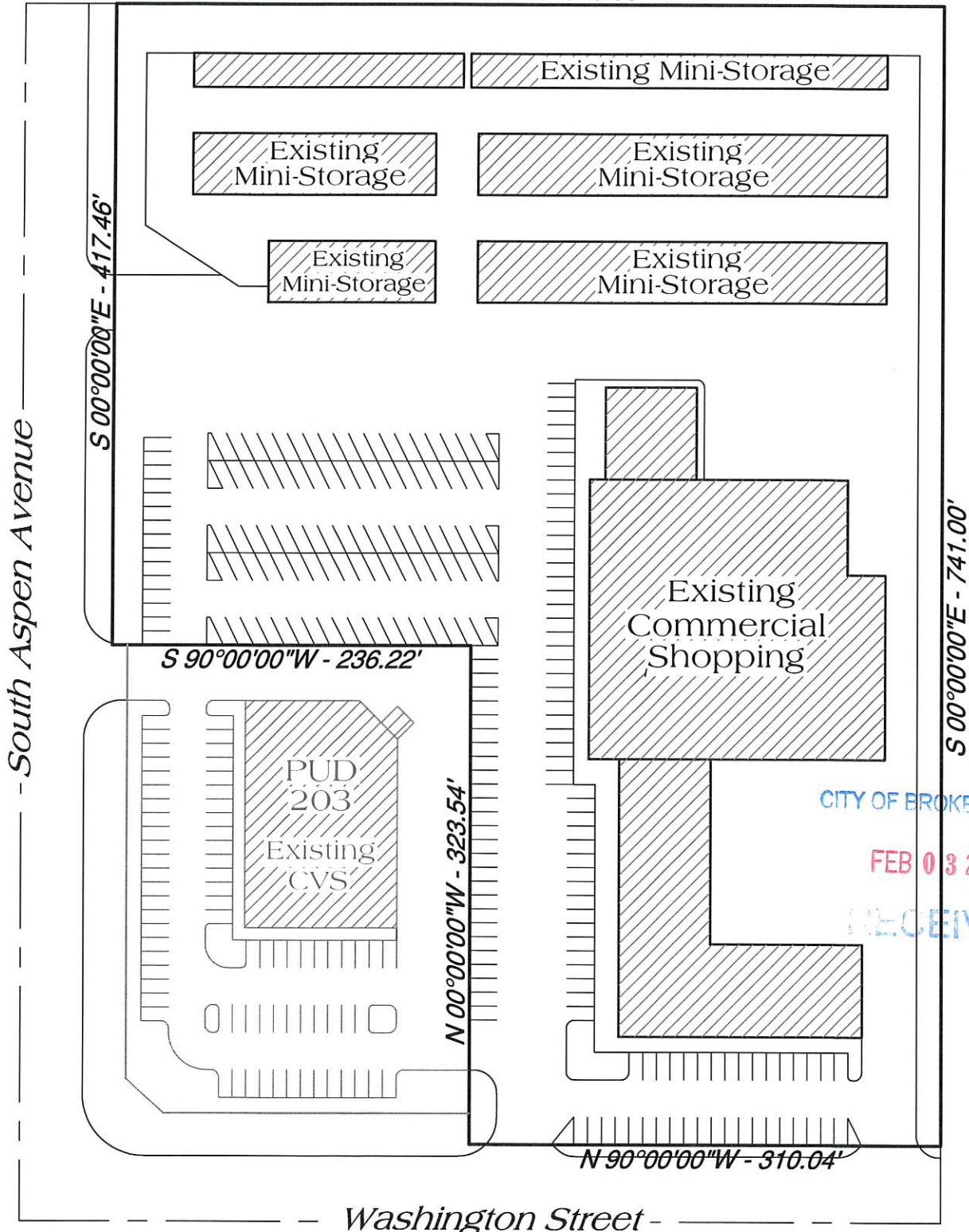
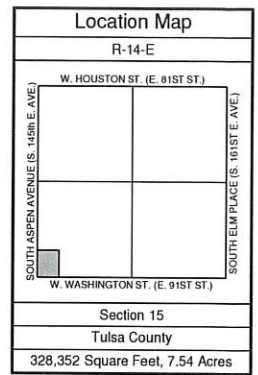
PUD 74B  
Exhibit 'A' - Existing Site Plan

# Aspen Square



Scale: 1" = 100'

$N 90^{\circ}00'00"E - 545.05'$



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