



# City of Broken Arrow

## Request for Action

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**File #:** 20-1182, **Version:** 1

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**Broken Arrow Planning Commission  
09-24-2020**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding PUD-319 (Planned Unit Development) and BAZ-2065 (Rezoning), City PUD, approximately 20 acres, one-half mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue), north of the Creek Turnpike

**Background:**

**Applicant:** City of Broken Arrow  
**Owner:** Broken Arrow Economic Development Authority  
**Developer:** N/A  
**Location:** One-half mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue), north of the Creek Turnpike  
**Size of Tract** approximately 20 acres  
**Number of Lots:** 1  
**Present Zoning:** R-2 (Single-Family Residential) to CG (Commercial General) via BAZ-1847  
**Comp Plan:** Level 6 (Regional Employment/Commercial)

PUD-319 and BAZ-2065 is a request to change the zoning designation on an approximately 20-acre tract of land from R-2 to CH (Commercial Heavy) and RM (Residential Multi-Family)/PUD-319. The west approximately 10-acres is proposed to be rezoned to CH and the east approximately 10-acres is proposed to be rezoned to RM. The undeveloped property is located one-half mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue), north of the Creek Turnpike.

R-2 zoning was assigned to the property as part of BAZ-740 that was approved by the City Council on April 21, 1980. BAZ-1847, a request to rezone 20.23 acres from R-2 to CG was approved by the City Council on July 20, 2010, subject to the property being platted. BACP-169, a request to change the comprehensive plan on this property from Level 6 to Level 6 and Level 3 was approved by the City Council on September 1, 2020, subject to the property being platted. The property remains unplatted.

The City currently owns the property through the Broken Arrow Economic Development Authority. In order to make the property be more marketable for future mixed-use, residential, and commercial development, a rezoning is necessary to allow for these potential uses.

PUD-319 is proposed to be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CH and RM districts, with the following exceptions:

- Front 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 the arterial street or frontage road.

PUD-319 includes requirements for a frontage road to parallel the Creek Turnpike and a trail connection between Liberty Trail and the existing Windsor Oak Estates neighborhood to the northeast.

#### SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 3	ON (Office Neighborhood)	Place of Assembly
East	Level 6	A-1 (Agricultural)	Undeveloped
South	Creek Turnpike	A-1 (Agricultural)	Creek Turnpike
West	Level 6	A-1(Agricultural) to CG (Commercial General)/PUD-279 (via BAZ-1848 & PUD-279)	Under development as Sound Mind Behavioral Health

According to FEMA maps, none of the property is located in a 100-year floodplain area.

**Attachments:** Case map  
Aerial photo  
PUD-319 Design Statement

#### **Recommendation:**

Staff recommends that PUD-319 and BAZ-2065 be approved, subject to the property being platted.

**Reviewed By:** Jill Ferenc

**Approved By:** Larry Curtis

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