



Stone III or someone designated by him, before construction begins.” Consequently, before commercial uses can occur on Lot 9, Block 2, the covenants must be modified. According to the applicant, modification of the covenants requires the approval of at least 60% of the property owners, which has been obtained and recorded with Wagoner County.

PUD-247 encompasses the property immediately to the south and was approved by the City Council on February 2, 2016, subject to the property being re-platted. Their conditional final plat, for the property to the south, was approved by the City Council on February 16, 2016, subject to a list of conditions. Rather than record this Conditional Final Plat then re-plat it again, the applicant will revise their plat to include the property to the north, associated with BACP-153 (pending City Council approval of their rezoning request, BAZ-1962 and PUD-247A).

BAZ-1962 has been submitted, requesting the north property be re-zoned from ARS-1 to CN. In addition, they have submitted PUD-247A, a request to modify PUD-247 parking, driveway, signage, setbacks, landscaping and lighting requirements for both north and south parcels. BAZ-1962 and PUD-247A are scheduled to be heard by the Planning Commission on August 11, 2016 and, if recommended for approval, by the City Council on September 6, 2016.

The Planning Commission in their meeting of, July 14, 2016, reviewed and unanimously (3-0 vote), recommended BACP-153 be approved, subject to the property being platted, and a PUD submitted (PUD-247A) that is similar in context to the draft PUD submitted with this Comprehensive Plan Change request.

**Cost:** \$0

**Prepared By:** Farhad K. Daroga, Plan Development Manager

**Reviewed By:** Development Services Department  
Assistant City Manager - Operations  
Legal Department

**Approved By:** Michael L. Spurgeon, City Manager

**Attachments:** BACP-153 Fact Sheet of July 14, 2016 Planning Commission  
Recorded Certificate to Vacate Lot 9, Blk. 2 Prairie Dale/Covenants  
Case map Aerial photo  
Comprehensive Plan  
Draft PUD  
Conceptual site plan  
Conceptual landscape plan  
Prairie Dale plat and covenants

**Recommendation:**

Approve BACP-153, request to change the Comprehensive Plan designation on the property from Level 1 to Level 4, subject to the property being platted and a PUD being submitted that is similar in context to the draft PUD submitted with BACP 153, and as recommended by the Planning Commission and Staff.

FKD/kjf