



# City of Broken Arrow

## Request for Action

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**File #:** 17-2407, **Version:** 1

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**Broken Arrow City Council**  
**Meeting of: 07-18-2017**

**To:** Mayor and City Council Members  
**From:** Development Services Department  
**Title:**

**Approval of PUD (Planned Unit Development) 264 and abrogation of BAZ 1943 (rezoning), Top Dog Training Boarding Daycare, 4.14 acres, A-1 to PUD 264/A-1, northeast corner of Tucson Street and 9th Street**

**Background:**

Planned Unit Development (PUD)-264 involves a 4.14-acre undeveloped tract located on the northeast corner of Tucson Street and 9th Street, just south of the Creek Turnpike. Applicant is proposing to construct “Top Dog”, a training, boarding, and daycare facility for dogs.

The property is presently zoned A-1 (Agriculture). On October 6, 2015, the City Council approved BAZ-1943 to change the zoning on the property from A-1 to CG (Commercial General), subject to the property being platted. The property has not been platted, as a result, the zoning on the property remains A-1.

The A-1 district requires 330 feet of lot frontage and a minimum lot size of five acres. While the property associated with PUD-264 meets the minimum lot frontage requirement, it presently contains only 4.14 acres. With PUD-264, applicant is proposing to develop the property in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the A-1 district with modifications outlined in the PUD.

According to FEMA maps and the preliminary plat for Top Dog, part of the 100-year floodplain of the west branch of Broken Arrow Creek encroaches on the east part of the property.

In addition to PUD-264, applicant submitted a preliminary plat, Top Dog, which was approved by the Planning Commission on July 22, 2017.

The Planning Commission, in their meeting of June 22, 2017, recommended conditional approval (4-0 vote) of PUD-264. Planning Commission and Staff recommended that PUD-264 be approved, subject to the property being platted. In 2015, the City Council approved BAZ 1943 to change the zoning on this property from A-1 to CG, subject to the property being platted. Staff recommends that BAZ 1943 be abrogated. No one spoke against this item.

**Cost:** \$0

**Prepared By:** Amanda Yamaguchi, Staff Planner

**Reviewed By:** Development Services Department

**Assistant City Manager, Operations  
Legal Department**

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

**Attachments: Planning Commission Fact Sheet  
Case map  
Aerial photo  
Comprehensive Plan  
PUD 264 design statement  
Preliminary Plat for Top Dog**

**Recommendation:**

Approve PUD-264 as recommended by Planning Commission and Staff and abrogate BAZ 1943.

LRC:ALY