



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 17-2407 **Name:**  
**Type:** Consent Item **Status:** Passed  
**File created:** 7/7/2017 **In control:** Broken Arrow City Council  
**On agenda:** 7/18/2017 **Final action:** 7/18/2017  
**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

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1-PUBLISHED FACT SHEET, 2. 2-CASE MAP.PUD-264, 3. 3-AERIAL.PUD 264, 4. 4-COMP PLAN.PUD 264, 5. 5-PUD DESIGN STATEMENT.06-12-2017, 6. 6-PRELIMINARY PLAT.TOP DOG

Date	Ver.	Action By	Action	Result
7/18/2017	1	Broken Arrow City Council	approved	Pass

**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