



City of Broken Arrow

Legislation Details (With Text)

File #:	18-847	Name:	
Type:	Consent Item	Status:	Passed
File created:	7/16/2018	In control:	Broken Arrow City Council
On agenda:	8/7/2018	Final action:	8/7/2018
Title:	Approval of PUD (Planned Unit Development) 271A and Abrogation of a portion of BAZ-1994, Bill Knight Collision, 2.74 acres, PUD-271/CH and IL to PUD-271A/CH and IL, north of Kenosha Street, west of 9th Street		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 2-PUBLISHED PC FACTSHEET, 2. 3-CASE MAP, 3. 4-AERIAL, 4. 5-PUD-271A DEVELOPMENT STANDARDS		

Date	Ver.	Action By	Action	Result
8/7/2018	1	Broken Arrow City Council	approved	Pass

Broken Arrow City Council Meeting of: 08-07-2018

Title:

Approval of PUD (Planned Unit Development) 271A and Abrogation of a portion of BAZ-1994, Bill Knight Collision, 2.74 acres, PUD-271/CH and IL to PUD-271A/CH and IL, north of Kenosha Street, west of 9th Street

Background:

Planned Unit Development (PUD)-271A and Abrogation of a portion of BAZ-1994 involve a 2.74-acre undeveloped tract located north of Kenosha Street, west of 9th Street. Applicant is requesting an amendment to PUD-271 and to abrogate a 0.327-acre portion of BAZ-1994.

On February 20, 2018, the City Council approved PUD-271 and BAZ-1994 to rezone a portion of the site (1.96 acres) from CH (Commercial Heavy) to IL (Industrial Light) and a Planned Unit Development for the entire site, subject to the site being replatted and to conditions of approval. Subsequent to the PUD and rezoning approval, the applicant has identified a user for the commercial portion of the site who requires a larger lot.

The applicant requests that the northeastern corner of the site (0.327 acres) that was rezoned with BAZ-1994 be abrogated to meet the larger lot requirement. With the abrogation, 1.106 acres will be CH and 1.634 acres will remain as IL. With the larger lot size, the 20-foot rear setback that was approved for Area B as a part of PUD-271 is no longer needed. The applicant requests that the rear setback for Area B revert back to 30 feet, consistent with that for Area A and in accordance with the Zoning Ordinance. The plat for the project is being processed concurrently with the PUD amendment.

The property is designation as Level 6 in the Comprehensive Plan. IL zoning is considered to be in

conformance with the Comprehensive Plan in Level 6 when it is done in conjunction with a Planned Unit Development (PUD).

In their meeting of July 12, 2018, the Planning Commission recommended approval (4-0 vote) of PUD-271A and Abrogation of a 0.327-acre portion of BAZ-1994 per Staff recommendation. No persons spoke on this item.

Cost: \$0
Funding Source: None
Requested By: Michael Skates, Development Services Director
Approved By: Michael L. Spurgeon, City Manager

Attachments: Published Planning Commission Fact Sheet
Case map
Aerial
PUD-271 Development Standards

Recommendation:
Approve PUD-271A and Abrogation of a portion of BAZ-1994 per Planning Commission and Staff recommendation.