



City of Broken Arrow

Request for Action

File #: 16-982, **Version:** 1

Broken Arrow Planning Commission
08-11-2016

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD 205B-1, a request for a minor amendment to PUD 205B, Tiger Hill Plaza, 0.17 acres, IL/PUD 205B, south of the southwest corner of Kenosha Street and 9th Street

Background:

Applicant: City of Broken Arrow, Michael Skates
Owner: City of Broken Arrow
Developer: City of Broken Arrow
Engineer: NA
Location: South of the southwest corner of Kenosha Street and 9th Street
Size of Tract 0.17 acres
Number of Lots: 2
Present Zoning: IL/PUD 205B
Comp Plan: Level 6

Planned Unit Development (PUD) 205B-1 involves a 0.17-acre parcel located south of the southwest corner of Kenosha Street and 9th Street on the City of Broken Arrow Tiger Hill property. The parcel is part of PUD 205B that was approved by the City Council on June 20, 2011. The underlying zoning on the property is IL (Industrial Light). The property has been platted as Tiger Hill Plaza.

PUD 205B divided the 38.15-acre Tiger Hill Plaza parcel into three Development Areas - A, B, and C. Development Area A was for light industrial uses. Today, Flight Safety leases most of the property associated with Development Area A. Development Area B was for commercial uses, of which a portion is in the process of being sold. Development Area C was for the water tanks and towers.

The City of Broken Arrow is in the process of selling a portion of Lot 2, Block 1. A lot split application, BAL 1098, has been submitted in conjunction with PUD 205B-1. With BAL 1098, Lot 1, Block 1 is divided into two tracts, Tract 1A and Tract 1B. Similarly, Lot 2 is divided into two lots, Tract 2A and Tract 2B. Tract 1A, which is presently in Development Area A (light industrial uses), is proposed to be attached to Tract 2B. Tract 2B will be used for commercial uses.

With PUD 205B-1, the development area boundaries are modified and Tract 1A becomes a part of

Development Area B. The rest of PUD 205B remains unchanged.

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 6	PUD 205B/CG	Undeveloped
East	Level 6	CN	Restaurant
South	Level 6	PUD 205B/CG	Flight Safety
West	Level 6	PUD 205B/IL	Flight Safety

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

Attachments: Case map for PUD 205B-1
Case map for BAL 1098
Aerial photo
PUD 205B-1 design statement
PUD 205B design statement

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 205B-1 be approved as presented. Since the property has been platted, Staff recommends that platting be waived.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM