



# City of Broken Arrow

## Request for Action

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**File #:** 16-1170, **Version:** 1

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**Broken Arrow Planning Commission  
10-13-2016**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:**

**Public hearing, consideration, and possible action regarding PUD-252, The Shops at Broken Arrow II Amended, 18.90 acres, CH/SP-223, one-quarter mile east of 9<sup>th</sup> Street, north of the Broken Arrow Expressway**

**Background:**

**Applicant:** Mark Capron, Sisemore Weisz and Associates, Inc.  
**Owner:** Auburndale-Halifax Broken Arrow, LLC  
**Developer:** Auburndale-Halifax Broken Arrow, LLC  
**Engineer:** Sisemore Weisz and Associates, Inc.  
**Location:** One-quarter mile east of 9th Street, north of the Broken Arrow Expressway  
**Size of Tract** 18.90 acres  
**Number of Lots:** 1  
**Present Zoning:** CH/SP-223  
**Comp Plan:** Level 6

Planned Unit Development (PUD)-252 involves 18.90 acres located one-quarter mile east of 9<sup>th</sup> Street, north of the Broken Arrow Expressway. The property, which has been platted as a part of The Shops at Broken Arrow II, is zoned CH/SP-223. SP-223, which regulates the free-standing signs on the property, was approved by the City Council on March 4, 2008. A Dick's Sporting Goods store is presently located on the property, along with a pad site that has been developed along the south part of the property. The rest of the property is undeveloped.

Applicants wants to expand the existing Shopping Center area onto the north part of the property as well as develop pad sites on the south part of the property next to Hillside Drive. The Zoning Ordinance requires all lots to front onto a public street. The developer desires to create tracts that do not have direct access to a public street. Access is instead proposed to be provided through the use of shared driveways and mutual cross access and parking agreements. This is the only exception to the Zoning Ordinance that is being requested.

Fifteenth Street presently dead ends into the north part of the property associated with PUD-252. In addition to the sidewalk along Hillside Drive, a handicapped accessible pedestrian route will be provided from the sidewalk on the east side of 15<sup>th</sup> Street to the south side of the proposed building on the north part of the property.

**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 2	R-2	Westwind Addition
East	Greenway/ Floodplain	FD	Floodplain
South	Level 6	CH/SP-223	Undeveloped and restaurant
West	Level 6	CH/SP-223	Shopping centers

According to the FEMA maps, none of the property is located in a 100-year floodplain area. The abutting property to the east is Adams Creek Tributary E.

The property is designated as Level 6 in the Comprehensive Plan. The land uses with PUD-252 are considered to be in accordance with the Comprehensive Plan in Level 6.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
PUD-252 design statement and site plan

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-252 be approved as presented. Since the property is already platted, Staff recommends that platting be waived.

**Reviewed By:** Farhad Daroga

**Approved By:** Michael W. Skates

FKD: BDM