



# City of Broken Arrow

## Request for Action

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**File #:** 16-1174, **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 SP-277,  
Tiger Plaza Daycare Facility, 6.23 acres, CG, east of the northeast  
corner of 23<sup>rd</sup> Street and Kenosha Street

**Background:**

**Applicant:** Mark Thomas, Thomas Architects  
**Owner:** Tiger Plaza on Kenosha LLC  
**Developer:** N/A  
**Architect:** Thomas Architects  
**Location:** East of the northeast corner of 23rd Street and Kenosha Street  
**Size of Tract** 6.23 acres  
**Number of Lots:** 1  
**Present Zoning:** CG  
**Comp Plan:** Level 4

SP-277 is a request for a Specific Use Permit for a new daycare facility to be located in the Tiger Plaza Shopping Center. This property contains 6.23 acres and is located east of the northeast corner of 23<sup>rd</sup> Street and Kenosha Street. This property is zoned CG (Commercial General) and was platted as, Tiger Plaza Shopping Center on May 21, 2001. Daycare facilities are allowed in the CG district with a Specific Use Permit.

Applicant is proposing to use approximately 7,000 to 10,000 square feet on the east end of the shopping center for a daycare facility. This building may also be expanded to the north, by about 2,000 to 3,000 square feet, contingent upon the determination of final needs of the tenant. An outdoor area to the north would be fenced to provide a safe and protected play area for the children. Crosswalks to the parking lot are proposed to the south and east of the southeast corner of the facility. The daycare center will be operated by individual/s licensed in the State of Oklahoma.

The Comprehensive Plan designation for this property is Level 4. CG zoning is in conformance with the Comprehensive Plan in Level 4. The daycare facility requested with SP-277 is considered to be in conformance with the Comprehensive Plan.

**Attachments:** Case map  
Aerial photo  
Conceptual site plan

**Recommendation:**

Based on the Comprehensive Plan and the location of the proposed use, Staff recommends that SP-277 be approved as submitted. Since this property is already platted, Staff recommends that re-platting be waived.

**Reviewed By:** Farhad Daroga

**Approved By:** Michael W. Skates

FKD: ALY