



City of Broken Arrow

Request for Action

File #: 16-1384, **Version:** 1

**Broken Arrow Planning Commission
12-01-2016**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD 79B, a request for a minor amendment to PUD 79, Rose Creek, 4.62 acres, PUD 79/IL, west of the northwest corner of Elm Place and Kenosha Street

Applicant: Erik Enyart, Tanner Consulting, LLC
Owner: Wright/Chambless, LLC
Developer: Wright/Chambless, LLC
Engineer: Tanner Consulting, LLC
Location: West of the northwest corner of Elm Place and Kenosha Street
Size of Tract 4.62 acres
Number of Lots: 1
Present Zoning: PUD 79/IL
Comp Plan: Level 6

Background:

Planned Unit Development (PUD) 79B is a request for a minor amendment to PUD 79 on 4.62 acres located north of the northwest corner of Elm Place and Kenosha Street. With PUD 79B, applicant is requesting to modify the signage requirements to meet the restrictions of the current City of Broken Arrow zoning ordinance.

The property was originally developed as a retail building with C-2 zoning. On August 2, 1993 it was rezoned from C-2 to IL (Industrial Light) with BAZ 1176 and PUD 79 for use as a retail business service company, Electronic Label Technology. The property has since been redeveloped as Xtreme Racing and Entertainment, an indoor recreational facility which remains under IL zoning and PUD 79.

A previous application for a major amendment to PUD 79 (PUD 79A) was made to rezone the property in 2015. This major amendment was ultimately withdrawn, as it was determined that the use, indoor recreation, was permitted by the IL zoning district.

This minor amendment, PUD 79B, would clarify signage requirements form PUD 79. The current language of PUD 79 is interpreted to exclude LED/electronic message board signs in the development area. This amendment would change the development standards for signage to comply with the current zoning ordinance, which does allow for LED/electronic message board signs. PUD 79B shall also serve to rename PUD 79 from

“Electronic Label Technology” to “Rose Creek”.

Attachments: Case map
Aerial photo
PUD 79 Approved Document
PUD 79B Document
PUD 79 Site and Sign Exhibit

Recommendation: Staff recommends that PUD 79B be approved as presented.

Reviewed and Approved By: Michael W. Skates

ALY