



City of Broken Arrow

Request for Action

File #: 16-1421, **Version:** 1

Broken Arrow Planning Commission
01-12-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD-257, Commerce Crossing, 2.98 acres, IL to IL/PUD-257, south of Albany Street, one-quarter mile west of Olive Avenue

Background:

Applicant: Mark Capron, Sisemore Weisz & Associates, INC
Owner: Kansas City Life
Developer: Kansas City Life
Location: South of Albany Street, one-quarter mile west of Olive Avenue
Size of Tract 2.98 acres
Number of Lots: 1
Present Zoning: IL
Comp Plan: Level 6

Planned Unit Development (PUD) 257 involves 2.98 acres located south of Albany Street, one-quarter mile west of Olive Avenue. The property, which is zoned IL, has been platted as Lot 1, Block 1 of Commerce Crossing.

PUD 257 is a request to add an additional access point at the northwest corner of the property onto west Albany Street. No other adjustments to the zoning ordinance are being requested.

The current zoning code (Section 5.3.B.3.b) requires a separation of 250-feet between curb cuts. In addition, any curb cuts shall be either aligned with or offset at least 200-feet from any curb cut on the opposite side of the arterial street when a raised center median within the arterial is not present.

The proposed driveway would be located 305.10-feet from N Sweet Gum Avenue to the east and 50-feet from the drive immediately west. The proposed driveway aligns with the existing drive across Albany Street.

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	City of Tulsa	IL (Industrial Light)	Industrial/Commercial
East	Level 6	IL (Industrial Light) and CG(Commercial General)/PUD 35A	Industrial/Commercial
South	Level 6	IL (Industrial Light)	Undeveloped
West	Level 6	IL (Industrial Light)	Industrial

The property is not located in a 100-year floodplain area.

Attachments: Case map
Aerial photo
PUD 257 design statement
Conceptual site plan

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 257 be approved as presented. Since the property is already platted, Staff recommends that platting be waived.

Reviewed and Approved By: Michael W. Skates

MWS:ALY