



# City of Broken Arrow

## Request for Action

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**File #:** 16-1532, **Version:** 1

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**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-255, First National Bank, 3.40 acres, DM to DM/PUD-255, one-half mile north of Houston Street, one-half mile west of 9<sup>th</sup> Street on the southeast corner of Main Street and Broadway

**Background:**

**Applicant:** Cecil Ricks, Matrix Architect, Engineers, Planners, INC.  
**Owner:** First National Bank Broken Arrow  
**Developer:** First National Bank Broken Arrow  
**Location:** One-half mile north of Houston Street, one-half mile west of 9th Street on the southeast corner of Main Street and Broadway  
**Size of Tract** 3.40 acres  
**Number of Lots:** 6  
**Present Zoning:** DM  
**Comp Plan:** Level 5

Planned Unit Development (PUD) 255 involves 3.40 acres located one-half mile north of Houston Street, one-half mile west of 9th Street on the southeast corner of Main Street and Broadway. The property, which is zoned DM, has been platted as Lots 1-6, Block 43 of the Original Town of Broken Arrow. Each of these lots is 25 feet in width and 140 feet in depth.

With PUD 255 the applicant is proposing to reduce the building coverage requirement of the DM district from 50% to 41%. This reduction would accommodate the existing building on the south half of the property and a new parking lot that is being constructed on the north half. This is the only change that is being requested. All other requirements of the DM district shall remain in effect.

### 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 5	DM (Downtown Mixed-Use)	Commercial/Retail
East	Level 5	DM (Downtown Mixed-Use)	Commercial/Retail
South	Level 5	DM (Downtown Mixed-Use)	Commercial/Retail
West	Level 5	DM (Downtown Mixed-Use)	Commercial/Retail

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

**Attachments:** Case map  
Aerial photo  
PUD 255 design statement  
Site plan

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 255 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