



City of Broken Arrow

Request for Action

File #: 17-1756, Version: 1

**Broken Arrow City Council
Meeting of: 02-07-2017**

To: Mayor and City Council Members
From: Development Services Department
Title: Approval of PUD-257, Lot 1, Block 1 of Commerce Crossing, 2.98 acres, IL to IL/PUD-257, south of Albany Street, one-quarter mile west of Olive Avenue

Background:

Planned Unit Development (PUD) 257 involves 2.98 acres located south of Albany Street, one-quarter mile west of Olive Avenue. This property is zoned IL (Industrial Light) and 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 this 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.

The Planning Commission, in their meeting of January 12, 2017, reviewed and unanimously (5-0 vote) recommended approval of PUD-257, as presented. Since the property is already platted, it is recommended that platting be waived. There were no protestants.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner

**Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department**

Approved By: Michael L. Spurgeon, City Manager

**Attachments: 1-Planning Commission Fact Sheet
2-Case Map
3-Aerial
4-PUD 257 Design Statement**

5-Conceptual Site Plan

Recommendation:

Approve PUD-257 as presented and as recommended by the Planning Commission and Staff.

ALY/KJF