



# City of Broken Arrow

## Request for Action

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**File #:** 17-2274, **Version:** 1

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**Broken Arrow Planning Commission**  
**06-22-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department

**Title:** Public hearing, consideration, and possible action regarding PUD-234A (Planned Unit Development), a request for a minor amendment to PUD-234, Tucson Village, 80.34 acres, A-1 to RS-3, CN, & FD/PUD-234, south and west of the southwest corner of 23<sup>rd</sup> Street and Tucson Street

**Background:**

**Applicant:** Alan Betchan, AAB Engineering, LLC  
**Owner:** Tucson Village, LLC  
**Developer:** Tucson Village, LLC  
**Engineer:** AAB Engineering, LLC  
**Location:** South and west of the southwest corner of 23<sup>rd</sup> Street and Tucson Street  
**Size of Tract** 80.34 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1 to RS-3, CN, & FD/ PUD-234  
**Comp Plan:** Level 2 and Greenway/Floodplain

Planned Unit Development (PUD)-234A is a request for a minor amendment to PUD-234 that was approved by the City Council on April 7, 2015. The property contains 80.34 acres and is located south and west of the southwest corner of 23<sup>rd</sup> Street and Tucson Street. PUD-234 was approved along with BAZ 1930, a request to change the underlying zoning from A-1 to RS-3, CN, & FD, subject to the property being platted. The platting process for the property associated with PUD-234 was not complete on the expiration date of the PUD, April 7, 2017. The applicant has been granted a 12-month extension of PUD-234, as allowed by the zoning ordinance.

Tucson Village, as part of PUD-234 was proposed with three development areas. Development area A is intended for commercial use; development area B is designated for residential development; and development area C is intended to remain as floodplain area except as allowed by the City Engineering department for infrastructure improvements.

PUD-234A requests to alter the boundaries between development areas B and C due to changes in the layout of the subdivision due to floodplain and creek crossings. Updated legal descriptions for development areas B and C have been provided and shall replace the legal descriptions previously approved with PUD-234.

**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	Greenway/Floodplain	A-1	100-year floodplain of Broken Arrow Creek
East	Unincorporated area of Wagoner County	None Identified	large lot single-family residential
South	Level 2	A-1	large lot single-family residential
West	Greenway/Floodplain	A-1	Undeveloped

**Attachments:** Case map  
Aerial photo  
Applicant request for PUD  
Revised Legal Description Development Area B  
Revised Legal Description Development Area C  
Revised Exhibit B for Tucson Village

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-234A, a request for a minor amendment to PUD-234 be approved as presented, subject to the property being platted.

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael W. Skates

LRC:ALY