



# City of Broken Arrow

## Request for Action

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**File #: 17-2506, Version: 1**

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**Broken Arrow City Council  
Meeting of: 08-15-2017**

**To: Mayor and City Council Members  
From: Development Services Department  
Title:**

**Approval of PUD-94S-1 (Planned Unit Development) and BAZ-1983 (Rezoning), expansion of Jim Norton Chevrolet, 4.55 acres, CG/PUD 94 to CH/PUD 94S-1 and abrogation of PUD 94-O, one-half mile south of Omaha Street, one-quarter mile east of Aspen Avenue**

**Background:**

Planned Unit Development (PUD) 94S-1 involves 4.55 acres located one-half mile south of Omaha Street, one-quarter mile east of Aspen Avenue. In conjunction with PUD 94S-1, BAZ 1983, a request to rezone the same property associated with PUD 94S-1 from CG (Commercial General) to CH (Commercial Heavy), has also been submitted. Jim Norton Chevrolet, abuts this property to the west, wants to expand and as a result has submitted PUD 94S-1 and BAZ-1983.

BAZ-1895, a request to change the zoning on 10.5 acres west of PUD 94S-1/BAZ-1983 from CG to CH, along with PUD-94S, were approved by the City Council on September 17, 2013, subject to the property being platted. With the change in zoning through BAZ-1895, Jim Norton Chevrolet subsequently developed on the property and now wants to expand to the east.

The existing PUD-94, along with BAZ-1236, were approved by the City Council on November 16, 1995, subject to the property being platted. The property associated with PUD-94S-1 was designated as "Commercial Office" in PUD-94, for retail commercial, office, hotel and restaurant use. On November 16, 2010, the City Council approved a revised application for PUD-94-O, subject to the property being platted. In PUD-94-O, the property associated with PUD-94S-1 is designated as "Commercial" and permitted uses were identified as those permitted within a C-2 District as existing on January 31, 2008. The portion of the associated with PUD-94S-1 that is located in PUD-94-O has never been platted, therefore the zoning remains CG/PUD-94.

The Planning Commission, in their meeting of July 27, 2017, concurred with Staff and recommended approval (5-0 vote) of PUD-94S-1 and BAZ-1983, subject to the property being platted. In addition, the Planning Commission recommended, as suggested by Staff, that PUD-94-O that was previously approved on this property be abrogated. There were no protestants.

**Cost: \$0**

**Prepared By: Brent Murphy, Senior Planner**

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

**Legal Department**

**Approved By:** Michael L. Spurgeon, City Manager

**Attachments:** Planning Commission Fact Sheet  
Case map  
Aerial photo  
Comprehensive Plan  
PUD 94S-1 design statement and site plan

**Recommendation:**

Approve PUD-94S-1 and BAZ-1983 as recommended by Planning Commission and Staff and approve the abrogation of PUD-94-O.

LRC:BDM