



# City of Broken Arrow

## Request for Action

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**File #:** 17-2512, **Version:** 1

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**Broken Arrow Planning Commission**  
**08-24-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding PUD-180C (Planned Unit Development), a request for a minor amendment to PUD 180B, Tuscan Plaza II, 1.78 acres, CG/PUD-180B, east of the southeast corner of Albany Street and 9<sup>th</sup> Street

**Background:**

**Applicant:** Erik Enyart, Tanner Consulting, LLC  
**Owner:** Oklahoma Central Credit Union (OCCU)  
**Developer:** Oklahoma Central Credit Union (OCCU)  
**Engineer:** Tanner Consulting, LLC  
**Location:** East of the southeast corner of Albany Street and 9th Street  
**Size of Tract** 1.78 acres  
**Number of Lots:** 1  
**Present Zoning:** CG/PUD 180B  
**Proposed Zoning:** CG/PUD 180C  
**Comp Plan:** Level 4

Planned Unit Development (PUD) 180C involves 1.78 acres located east of the southeast corner of Albany Street and 9<sup>th</sup> Street. The property is presently zoned CG (Commercial General) and is a part of PUD 180B. With PUD 180C, applicant is requesting that the number of parking spaces on this property be changed from at least 78 that was required by PUD 180B to a maximum of 35 spaces. As a result, applicant is requesting a minor amendment to PUD 180B.

PUD 180 (Tuscan Plaza), which contained 8.97 acres, was approved by the City Council on November 5, 2007. PUD 180 divided the property into three Development Areas - Retail Plaza, Outparcel A, and Outparcel B. The property was platted as Tuscan Plaza, and Outparcel A and Outparcel B were developed with a pharmacy and a bank. Lot 1, Block 1 of Tuscan Plaza, which contained 5.99 acres, was proposed as the Retail Plaza area of PUD 180 with retail and office uses. PUD 180A, a major amendment to PUD 180 that modified the sign regulations, was approved by the City Council on August 5, 2008.

In PUD 180, Lot 1, Block 1 of Tuscan Plaza was initially planned as one building, two stories in height with office and retail uses. On July 25, 2013, the Planning Commission approved PUD 180B that divided Lot 1, Block 1 of Tuscan Plaza into three development areas (A, B, and C) with a mix of both retail and office

buildings. Development Area A, which is the area associated with PUD 180C, stated “Not less than 78 parking spaces” would be provided. Oklahoma Central Credit Union has purchased the property and is proposing to construct a new 4,799 square foot building on the property. According to the Zoning Ordinance, only 16 parking spaces are required. The site plan submitted for Staff review shows 24 spaces. With PUD 180C, applicant is requesting the parking spaces be based on 1 space per 300 square feet of building floor area, but with a maximum of 35 spaces. Based on the Zoning Ordinance, the maximum number of parking spaces for a 4,799 square foot “financial institution, with drive-thru” type of building is 20. Therefore, while the total number of parking spaces is being decreased from 78 to 35, the maximum number of parking spaces on this site based on the Zoning Ordinance is being increased from 20 to 35.

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 6	CG/PUD 233 and CG	Restaurant and grocery store
East	Level 2	R-2	Charleston Addition
South	Level 4	CG/PUD 180B	Offices
West	Level 4	CG/180	Pharmacy

The property is located in Level 4 in the Comprehensive Plan. The changes requested with PUD 180C are considered to be in compliance with the Comprehensive Plan in Level 4. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
PUD-180C design statement  
Site plan submitted July 24, 2017  
PUD-180B design statement

**Recommendation:**

Based upon the Comprehensive Plan, the location of the property, and surrounding land uses, Staff recommends that PUD-180C, a request for a minor amendment to PUD 180B, be approved as presented. Since the property has already been platted, Staff recommends that platting be waived.

**Reviewed by:** Larry Curtis

**Approved by:** Michael Skates

BDM