



# City of Broken Arrow

## Request for Action

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**File #:** 17-2952, **Version:** 1

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**Broken Arrow City Council**  
**Meeting of: 12-5-2017**

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

**Consideration, discussion, and possible approval of PUD-268 (Planned Unit Development), Alfa Laval, Inc., 39.43 acres, IL, east of 9<sup>th</sup> Street, one-quarter mile south of Houston Street**

**Background:**

PUD-268 (Planned Unit Development) is located east of 9<sup>th</sup> Street, one-quarter mile south of Houston Street. The project site currently includes three lots that are zoned Industrial Light (IL) and contains 39.43 acres.

In accordance with the Comprehensive Plan, Industrial Light (IL) zoning is permissible in areas with a Level 6 land use designation with approval of a Planned Unit Development. On March 7, 2017, the City Council approved BAZ-1971 to change the zoning designation on a 26.2-acre undeveloped tract from A-1 (Agricultural) to IL (Industrial Light) subject to the property being platted and a PUD being submitted and approved by the City Council. The lots that were rezoned are the two easternmost lots included in this PUD.

With PUD-268, Alfa Laval, Inc. is proposing to expand the existing industrial operation located at 1201 S. 9<sup>th</sup> Street. The expansion includes removing some of the existing buildings, constructing new buildings, and extending the drive aisles and parking areas to serve the new buildings as shown on Exhibit A. As part of the PUD, the applicant is requesting that the project be permitted to provide 200 percent of the required parking due to the parking demand created during shift overlap.

The existing driveway entrance along Lynn Lane will remain, and additional driveways are proposed along the south boundary where E. Nashville Street is being extended. No landscaping is proposed along the west and south boundaries due to the existing conditions. Rather, an eight-foot-high screening fence is proposed along the south boundary.

The property is designated as Level 6 in the Comprehensive Plan. IL zoning is considered to be in conformance with the Comprehensive Plan in Level 6 when it is done in conjunction with a Planned Unit Development (PUD).

According to FEMA maps none of the property is located within a 100-year floodplain area.

The Planning Commission, in their meeting of November 16, 2017, recommended conditional approval (4-0 vote) of PUD-268. Planning Commission and Staff recommended that PUD-268 be approved, subject to platting and to the conditions of approval included in the attached Planning Commission Fact Sheet. No one spoke against this item.

**Cost:** \$0

**Prepared By:** Jane Wyrick

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

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

**Attachments:** Published Planning Commission Fact Sheet  
Case Map  
Aerial Photo  
PUD-268 Development Standards, Revised November 7, 2017  
Lynn Lane Industrial Park Plat  
Amended Plat of Lynn Lane Industrial Park

**Recommendation:**

Approve PUD-268, as recommended by Planning Commission and Staff.

JMW