



City of Broken Arrow

Request for Action

File #: 18-309, Version: 1

**Broken Arrow City Council
Meeting of: 03-20-2018**

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

Approval of PUD-226A (Planned Unit Development) and BAZ-1997 (Rezoning), CSD Enterprises Amended, 4.09 acres, PUD-226/CH and A-CH to PUD-226A/CH and IL, located one-quarter mile south of Omaha Street, west of Aspen Avenue

Background:

Planned Unit Development (PUD) 226A and rezoning request BAZ-1997 involve a 4.09 acre parcel located one-quarter mile south of Omaha Street, west of Aspen Avenue. Applicant is requesting that the zoning on the property be changed from PUD-226/CH and A-CH to PUD-226A/CH and IL. The property is designated as Level 6 in the Comprehensive Plan.

PUD-226 was approved by the City Council on June 16, 2014, subject to the property being platted. The plat, CSD Enterprises, was recorded in Tulsa County on August 28, 2015. At the time PUD-226 was approved, the property was under the ownership of two different property owners, CSD Enterprises LLC and The Paul & Carol De Moore Family Trust.

PUD-226 that was previously approved divided the overall parcel into four lots. Lot 1 was for the Daniels and Daniels Construction Company office building, which has been constructed. Lot 2, in the northwest part of the property, was proposed to be a storage building with office space. Lot 3, the southwest lot, was planned to be a five bay storage building with office space for Greg Moore. Lot 4 in the southeast part of the property was proposed to contain a two story office building. The west edge of the property was to be open space to accommodate storm water detention.

CSD Enterprises LLC has since purchased the Moore property. In addition, a 14-foot wide strip adjacent to the south boundary has been obtained. Furthermore, the development concept associated with the property has been changed. Instead of having four lots, PUD-226A proposes to have three lots. Lot 1 will continue to be for the Daniels and Daniels Construction Company office, and the underlying CH zoning will remain. Lot 2, however, is being modified. Instead of one building for storage and office on Lot 2, there will be multiple buildings with warehouse, office space, and/or indoor RV storage. With these type of proposed uses, the underlying zoning is requested to be changed to IL. Lot 3 is still proposed to be an office building, and the underlying zoning is requested to be CH.

None of the property is located in a 100-year floodplain area.

The property associated with PUD-226A and BAZ-1997 is shown in the Comprehensive Plan as Level 6. The IL zoning requested with BAZ-1997 and the development proposed with PUD-226A are considered to be in compliance with the Comprehensive Plan in Level 6.

A summary of the modifications from the Zoning Ordinance being requested with PUD-226A is included in the Planning Commission fact sheet.

The Planning Commission, in their meeting of February 22, 2018, concurred with Staff and recommended approval (4-0 vote) of PUD-226A and BAZ-1997, subject to the property being replatted in accordance with the City of Broken Arrow Subdivision Regulations. No one spoke on this case other than the applicant.

Cost: \$0

Prepared By: Brent Murphy, AICP, Senior Planner

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

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case map for PUD-226A
Case map for BAZ-1997
Aerial photo
Comprehensive Plan
PUD-226A design statement

Recommendation:

Approve PUD-226A and BAZ-1997 as recommended by Planning Commission and Staff.

BDM