



# City of Broken Arrow

## Request for Action

---

**File #: 18-676, Version: 1**

---

**Broken Arrow Planning Commission  
06-14-2018**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding PUD-253A (Planned Unit Development Major Amendment), North Rose Business Park (A.K.A Kenosha-Elm Business Park), 13.20 acres, R-2, RM, CM, and CH to ON, CN, and IL (BAZ-1965)/PUD-253A, north of Kenosha Street, one-quarter mile east of Elm Place

**Background:**

**Applicant:** Mark Capron, Sisemore Weisz & Associates  
**Owner:** Dunhill Properties Rental, LLC  
**Developer:** Dunhill Properties Rental, LLC  
**Engineer:** Sisemore Weisz & Associates  
**Location:** North of Kenosha Street, one quarter mile east of Elm Place  
**Size of Tract** 13.20 acres  
**Present Zoning** R-2, RM, CN, and CH  
**Proposed Zoning:** ON, CN, and IL (BAZ-1965)/PUD-253A  
**Comp Plan:** Levels 2 & 6 via BACP-123

Planned Unit Development Major Amendment (PUD) 253A, involves 13.20 acres located north of Kenosha Street and one-quarter mile east of Elm Place. A portion of the property to the south is existing retail business, the rest of the property is undeveloped fronting onto Kenosha Street.

The applicant is proposing to construct a mixed-use development consisting of existing retail shop fronting Kenosha Street, warehouse/office, medical offices, and mini-storage to the north and three office buildings on the east side of the property. A public street, North Birch Avenue, will divide the property from Kenosha Street to the City of Broken Arrow Storm Water Detention Facility to the north.

On June 18, 2012, the City Council conditionally approved BACP-123, a request to change the Comprehensive plan designation on 6.51 acres from Level 2 (Urban Residential) to Level 6 (Regional Employment/Commercial). Approval was contingent upon the property being platted and developed through the PUD process.

On November 17, 2016, the City Council conditionally approved PUD-253 and BAZ-1965, a request to change the zoning from Residential Multifamily (RM), Single-Family (R-2), Commercial Neighborhood (CN), and Commercial Heavy (CH) to Industrial Light (IL) and PUD-253 for existing retail shop frontage,

storage units, and office buildings. Approval was contingent upon the property being platted. As of today, the property is unplatted.

PUD-253A describes dividing the property into Development Areas A, B, and C with a public street being constructed between development areas A/C and B. The permitted uses in Development Area A, which is on the west half of the property, is warehouse/office, medical offices, business or professional offices, financial institutions without a drive-thru facility, mini-storage with accessory office, and a communications tower (contingent on specific use permit approval) . A landscape area of at least 30 feet in width will be provided on the north and south sides of Development Area A with a minimum 80- foot wide natural, undisturbed area for the Park Grove Creek drainage way. Along the new public street, the landscape edge will be 10 feet.

Development Area B is on the east side of the proposed, new public street. As per PUD 253 that was previous approved, this area is proposed to be developed for office use only. The types of offices are specifically limited to medical offices or clinics, business or professional offices, and a financial institution without a drive-thru facility. A landscape area of at least 30 feet in width will be provided on the north, east, and south sides of Development Area B. Along the new public street, the landscape edge will be 10 feet. There will be an eight-foot high screening fence, which will be installed with the initial construction phase, along the east boundary of Development Area B abutting the Kenwood and Kenwood IV additions.

Development area C is on the west side of the proposed, new Public Street and south of Development area A. This area is proposed to remain for retail use as allowed by the Commercial Neighborhood (CN) District.

Water and sanitary sewer service to this property are available from the City of Broken Arrow.

#### 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	Level 3	RM	City of Broken Arrow Stormwater Detention facility
East	Level 2	R-2	Single-Family Residential.
South	Level 6	CH/CN	Commercial Development
West	Level 3 & 6	RD/RM/CH	Commercial Development, Duplexes, and Empty Platted Lot.

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

The development proposed with PUD-253A is considered to be in compliance with the Comprehensive Plan in Level 6.

**Attachments:** Case Map (PUD-253A)  
Case Map (BAZ-1965)  
Case Map (BACP-123)  
Aerial Photo  
PUD-253A Design Statement

**Recommendation:**

Staff recommends that PUD-253A, major amendment to PUD-253 for North Rose District Business Park, be approved, subject to the property being platted

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael W. Skates

LRC