



City of Broken Arrow

Request for Action

File #: 18-847, Version: 1

**Broken Arrow City Council
Meeting of: 08-07-2018**

Title:

Approval of PUD (Planned Unit Development) 271A and Abrogation of a portion of BAZ-1994, Bill Knight Collision, 2.74 acres, PUD-271/CH and IL to PUD-271A/CH and IL, north of Kenosha Street, west of 9th Street

Background:

Planned Unit Development (PUD)-271A and Abrogation of a portion of BAZ-1994 involve a 2.74-acre undeveloped tract located north of Kenosha Street, west of 9th Street. Applicant is requesting an amendment to PUD-271 and to abrogate a 0.327-acre portion of BAZ-1994.

On February 20, 2018, the City Council approved PUD-271 and BAZ-1994 to rezone a portion of the site (1.96 acres) from CH (Commercial Heavy) to IL (Industrial Light) and a Planned Unit Development for the entire site, subject to the site being replatted and to conditions of approval. Subsequent to the PUD and rezoning approval, the applicant has identified a user for the commercial portion of the site who requires a larger lot.

The applicant requests that the northeastern corner of the site (0.327 acres) that was rezoned with BAZ-1994 be abrogated to meet the larger lot requirement. With the abrogation, 1.106 acres will be CH and 1.634 acres will remain as IL. With the larger lot size, the 20-foot rear setback that was approved for Area B as a part of PUD-271 is no longer needed. The applicant requests that the rear setback for Area B revert back to 30 feet, consistent with that for Area A and in accordance with the Zoning Ordinance. The plat for the project is being processed concurrently with the PUD amendment.

The property is designation 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).

In their meeting of July 12, 2018, the Planning Commission recommended approval (4-0 vote) of PUD-271A and Abrogation of a 0.327-acre portion of BAZ-1994 per Staff recommendation. No persons spoke on this item.

Cost: \$0

Funding Source: None

Requested By: Michael Skates, Development Services Director

Approved By: Michael L. Spurgeon, City Manager

Attachments: Published Planning Commission Fact Sheet
 Case map
 Aerial
 PUD-271 Development Standards

Recommendation:

Approve PUD-271A and Abrogation of a portion of BAZ-1994 per Planning Commission and Staff recommendation.