



City of Broken Arrow

Request for Action

File #: 18-904, Version: 1

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

Title:

Consideration, discussion, and possible approval regarding PUD-279 (Planned Unit Development), Sound Mind, 14.16 acres, A-1 to CG (BAZ-1848) to CG/PUD-279, located one-half mile north of Tucson Street, west of Aspen Avenue, north of the Creek Turnpike

Background:

Planned Unit Development (PUD) 279 involves a 14.16 acre parcel located one-half mile north of Tucson Street, west of Aspen Avenue, north of the Creek Turnpike. The property is currently unplatted and undeveloped. BAZ-1848, a request to change the zoning from A-1 (Agricultural) to CG (Commercial General) was approved on this, and adjacent, property by City Council on July 20, 2010. BAZ-1848 was approved subject to the property being platted. With the exception of the area platted as Aspen Creek Towne Center I, to the northeast, the remainder of the property remains unplatted.

SoundMind is a proposed health care facility and commercial development. As part of the development of the property, West Norfolk Drive will be extended to the edge of the Sound Mind Development. The remaining right-of-way for the western part of Norfolk Drive will be dedicated during the platting process. The first phase of this development will be the SoundMind Behavioral Health Hospital, with the commercial developments to the east to begin at a later date.

The property is shown in the Comprehensive Plan as Level 6. The development proposed with PUD-279 is considered to be in compliance with the Comprehensive Plan in Level 6.

In their meeting of July 26, 2018, the Planning Commission recommended approval (4-0 vote) of PUD-279 per Staff recommendation. Staff recommended approval subject to the property being platted. Three people spoke to this item with concerns about the future expansion of Norfolk Drive to the west, protection the floodplain and questions regarding the compliance of SoundMind Behavioral Health Hospital with state certificate requirements.

Cost: \$0

Funding Source: Source

Requested By: Michael Skates, Development Services Director

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case Map PUD-279
Aerial Photo
Case Map BAZ-1848
Comprehensive Plan
PUD-279 Design Statement

Recommendation:

Approve PUD-279 per Planning Commission and Staff recommendation.