



# City of Broken Arrow

## Request for Action

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**File #:** 19-405, **Version:** 1

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**Broken Arrow City Council**  
**Meeting of: 04-16-2019**

**Title:**

Approval of PUD-287 (Planned Unit Development), RDS Business Park, 19.70 acres, A-1 to CN/PUD-287, located one-quarter mile north of Kenosha Street (71st Street), east of 23rd Street (County Line Road)

**Background:**

Planned Unit Development (PUD)-287 involves a 19.70 acre parcel located one-quarter mile north of Kenosha Street (71st Street), east of 23rd Street (County Line Road). According to the design statement, the project is planned as a mixed use commercial development, including commercial retail and office uses. The property is presently zoned A-1. On August 14, 2018, the City Council approved BAZ-2007 to change the zoning on the property from A-1 to CN (Commercial Neighborhood). BAZ-2007 was approved subject to the property being platted.

In addition to Hillside Drive, there will be two points of access to 23rd Street. These access points do not meet the separation requirements of the Zoning Ordinance. According to the design statement submitted with PUD-287, raised traffic control medians will be constructed by the developer on 23rd Street that will limit turning movements to right turns only. The medians will be designed in accordance with City of Broken Arrow requirements. In the future, there may be a traffic signal at Hillside Drive and 23rd Street.

In addition to the access from 23rd Street, there will be mutual access easement provided for the abutting property to the south. Except for emergency access, no vehicular access will be allowed in the northeast corner of the property to N. 26th Street or to the abutting property to the east.

In their meeting of March 28, 2019, the Planning Commission recommended approval (5-0 vote) per Staff recommendation, subject to the property being platted. Two individuals from the neighborhood to the north spoke at the public hearing. One ask questions concerning the emergency exit at the stub street to the neighborhood and fencing requirements. The other gentleman spoke in support of the project.

**Cost:** \$0  
**Funding Source:** None  
**Requested By:** Michael Skates, Development Services Director  
  
**Approved By:** Michael L. Spurgeon, City Manager

**Attachments:** Planning Commission Fact Sheet  
Case map

Aerial photo  
Comprehensive Plan  
PUD-287 design statement  
Park at Adams Creek master sign plan

**Recommendation:**

Approve PUD-287 per Planning Commission and Staff recommendation.