



# City of Broken Arrow

## Request for Action

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**File #:** 20-354, **Version:** 1

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**Broken Arrow Planning Commission**  
**05-21-2020**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding PUD-268B (Planned Unit Development, Major Amendment), Alfa Laval, Inc., 39.91 acres, IL (Industrial Light)/PUD-268 (Planned Unit Development), located east of 9<sup>th</sup> Street (Lynn Lane), one-half mile south of Houston Street (81<sup>st</sup> Street)

**Background:**

**Applicant:** Khoury Engineering, Inc.  
**Owner:** Alfa Laval, Inc.  
**Developer:** Alfa Laval, Inc.  
**Engineer:** Khoury Engineering, Inc.  
**Location:** East of 9th Street (Lynn Lane), one-quarter mile south of Houston Street (81st Street)  
**Size of Tract** 39.91 acres  
**Present Zoning:** IL/PUD-268  
**Proposed Zoning:** IL/PUD-268B  
**Comp Plan:** Level 6

Planned Unit Development (PUD) 268B, a major amendment to PUD-268A, involves a total of 39.39 acres. 35.44 acres of this property is zoned IL/PUD-268A and has been platted as Alfa Laval. The remaining 4.47 acres is zoned IL and is platted as lots 29, 30 & 31, block 1, Pinalto Industrial Park. The property is located approximately one-half mile south of Houston Street (81<sup>st</sup> Street) and east of 9<sup>th</sup> Street (Lynn Lane).

With PUD-268B, the applicant is requesting that the parcels, platted as lots 29, 30 & 31, block 1, Pinalto Industrial Park, be incorporated into PUD-268. All properties involved in this application are currently owned by Alfa Laval, Inc. Alfa Laval has submitted a site plan application for the Pinalto property to convert the west portion of the site into a laydown yard and in order to address drainage issues on the remainder of the site. Through review of the site plan, it was determined that this property was not part of the original Alfa Laval PUD.

PUD-268B divides the project into two development areas. Development Area A consists of one lot for light industrial uses and encompasses over 600 feet of street frontage along 9<sup>th</sup> Street. Development standards for Development Area A remain the same as approved with PUD-268A.

Development Area B is located north of Development Area A and contains the Pinalto properties consisting of 4.47 acres. Development standards for Development Area B are proposed to be developed in accordance with the City of Broken Arrow Zoning Ordinance regulations of the IL district, except as approved with PUD-268, PUD-268A and as follows.

- No landscaping shall be required along the boundaries of Development Area B.
- Minimum building setbacks from the south and east boundaries of Development Area B remain at 0-feet.
- Parking for Development B may be provided in Development Area A if a shared parking agreement is submitted at the time of site plan review. If no shared parking agreement is provided, parking shall be provided in accordance with the Broken Arrow Zoning Ordinance.

#### 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 6	IL	Industrial uses along E. Memphis Street
East	Level 6	A-1, IL	Undeveloped, Industrial Uses
South	Level 6	A-1	Single-family residence
West	Level 1	R-1	9 <sup>th</sup> Street and Single-family Residential beyond

The property is designated 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).

According to FEMA maps none of the property is located within a 100-year floodplain area.

**Attachments:** PUD-268B Case Map  
Aerial photo  
Comprehensive Plan  
PUD-268B Design Statement

#### **Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-268B be approved.

**Reviewed By:** Jill Ferenc

**Approved By:** Larry R. Curtis

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