



# City of Broken Arrow

## Fact Sheet

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**File #: 15-822, Version: 1**

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**Broken Arrow Planning Commission  
01-14-2016**

**To: Chairman and Commission Members**  
**From: Development Services Department**  
**Title: Public hearing, consideration, and possible action regarding PUD 247, Kum and Go 837, 1.72 acres, CN, west of Oneta Road, north of State Highway 51**

**Background:**

**Applicant:** Cameron Smith, Olsson Associates  
**Owner:** Nick Halfhill/Kum and Go  
**Developer:** Kum and Go  
**Engineer:** Olsson Associates  
**Location:** West of Oneta Road, north of State Highway 51  
**Size of Tract:** 1.72 acres  
**Number of Lots:** 1  
**Present Zoning:** CN  
**Comp Plan:** Level 4

Planned Unit Development (PUD) 247 involves 1.72 acres located west of Oneta Road, north of State Highway 51. The property, which is zoned CN, has been platted as Lot 1, Block 1 of BOL Addition. Kum and Go wants to construct a 6,321 square foot new store on the property and close their existing store on the east side of Oneta Road. They propose to replat the property associated with PUD 247 and have submitted a preliminary plat that is on this same agenda.

With PUD 247, they propose to develop the property in accordance with the use and development regulations of the CN district, with the following modifications:

- Modify the parking requirement from one space per 200 square feet to one space per 300 square feet. (With the building they are proposing, this changes the number of required parking spaces from 32 to 22.)
- Change the requirement that all parking spaces be within 50 feet of a landscaped area to within 70 feet of a landscaped area.
- Change the maximum drive width from 36 feet to 40 feet.
- Modify the maximum drive radius from 15 feet to 25 feet on Highway 51 and 40 feet on Oneta Road.
- Modify the distance between the centerline of the driveways and the centerline of intersecting streets from 250 feet to 210 feet. Only one point of access will be allowed to State Highway 51 and only one

point of access will be allowed to Oneta Road. The access points will be located as shown on the conceptual site plan.

- Change the distance a freestanding sign has to be from an off-premise advertising sign from 1,500 feet to 300 feet.
- Limit the height of freestanding signs to 30 feet. Sign shall be located at least 20 feet away from the property line and the display area shall not exceed 100 square feet. The pole structure on the freestanding signs will be covered so that the facing material is similar to the building facing material.
- Change the front setback requirement from 50 feet to 40 feet.
- Modify the rear setback requirement from 30 feet to 25 feet.
- Increase the width of the landscape edge from 10 feet to 12 feet.
- Increase the number of trees required from one per 50 feet to one per 30 feet. All the trees will be medium to large trees except where there are conflicts with overhead power lines.
- One light pole, not exceeding 14 feet in height, allowed to be installed in the utility easement next to State Highway 51 near the proposed air machine.

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 1           | Wagoner County | Prairie Dale addition  |
| East     | Level 6           | A-1 and CH     | Convenience store, shopping center, and one single-family detached residential structure |
| South    | Level 6           | Wagoner County | Used car sales   |
| West     | Level 1           | A-1            | Commercial building  |

The property is not located in a 100-year floodplain area.

The property designated as Level 4 in the Comprehensive Plan. The Commercial Neighborhood (CN) uses proposed with PUD 247 are considered to be in compliance with the Comprehensive Plan in Level 4.

- Attachments:**
- Case map
  - Aerial photo
  - Comprehensive Plan
  - PUD 247 design statement and conceptual site plan

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 247 be approved as presented, subject to the property being replatted as proposed by the applicant.

**Reviewed By: Farhad Daroga**

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**Approved By: Michael W. Skates**

FKD: BDM