



City of Broken Arrow

Fact Sheet

File #: 15-837, Version: 1

**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 248, 51 Aspen Mini Storage, 5.82 acres, A-1 to PUD 248/IH, one-third mile west of Evans Road, south of State Highway 51

Background:

Applicant: Tim Terral, Tulsa Engineering and Planning
Owner: Larry L. Allison Revocable Trust
Developer: Aspen Square, Inc.
Engineer: Tulsa Engineering and Planning
Location: One-third mile west of Evans Road, south of State Highway 51
Size of Tract: 5.82 acres
Number of Lots: 1
Present Zoning: A-1 (IH approved subject to platting via BAZ 1815)
Comp Plan: Level 6 (Level 7 approved subject to platting via BACP 98)

Planned Unit Development (PUD) 248 involves 5.82 acres located one-third mile west of Evans Road, south of State Highway 51. The property is presently zoned A-1. On October 7, 2008, the City Council approved BAZ 1815 to change the zoning from A-1 to IH. In addition, the City Council also approved BACP 98 to change the Comprehensive Plan designation on the property from Level 6 to Level 7. Both BAZ 1815 and BACP 98 were approved subject to the property being platted. The property has not been platted.

Applicant is proposing to construct mini-storage units on the property. According to the conceptual site plan, most of the units will be climate controlled. With PUD 248, they propose to develop the property in accordance with the use and development regulation of the IH (Industrial Heavy), with the following modifications:

- Permitted uses limited to mini-storage and office uses.
- Building height limited to 20 feet.
- The building line setback from State Highway is reduced from 50 feet to 30 feet. Along the east boundary (which is under the same ownership), the building line setback is reduced from 50 feet to 0 feet. On the south boundary that abuts a railroad track, the building line setback is reduced for 50 feet to 10 feet. Along the west boundary that abuts Continental Industries, the building line setback is increased from 0 feet to 5 feet.

- The number of required trees along State Highway 51 is increased from one per 50 lineal feet to one per 30 lineal feet, of which at least 50% will be evergreen. The landscape edge is increased from 10 feet to 30 feet. No landscape material is required on the interior.
- There will be a six foot high screening fence along the west and south sides of the property.
- Only one freestanding sign is allowed, and it is limited to 20 feet in height and 200 square feet in size. One wall sign is allowed on one building next to State Highway 51, and it shall not exceed 100 square feet.
- Access to State Highway 51 is limited to one point. Through a mutual access easement, access is also allowed to the adjacent property to the east.

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	A-1	Undeveloped
East	Level 6	PUD 227/IL	Aspen RV Storage under construction
South	Level 6	PUD 193/IL and A-1	RV storage and undeveloped
West	Level 7	IH	Continental Industries

The property is not located in a 100-year floodplain area. There is a stormwater detention facility in the southeast corner of the property.

With approval of BACP 98 in 2008, the property will be designated as Level 7 in the Comprehensive Plan when it is platted. PUD 248 is in conformance with Comprehensive Plan.

Attachments: Case map
Aerial photo
Case history map
PUD 248 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 248 be approved as presented, subject to the property being platted.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM