

Vandever Acres Center

Planned Unit Development Amendment

PUD 17-A

September 4, 2018

Submitted to:

The City of Broken Arrow, Oklahoma

for:

H|C HomeChurch

9610 S. Garnett Rd.
Broken Arrow, OK 74012

Prepared by:



SISEMORE WEISZ & ASSOCIATES, INC.

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in association with:



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DEVELOPMENT CONCEPT

Vandever Acres Center - Planned Unit Development No 17 was approved by the City of Broken Arrow Planning Commission and City Council in 1980. The subject property served the community as a Safeway grocery store until 2002. Then the building was converted and operated as a Hobby Lobby and Craft Store until 2017.

Now a local church community would like to utilize a portion of the building to serve as their meeting and worship facility. At the same time, a portion of the existing building will be converted to retail space to serve mid-size stores. These proposed retail spaces will be designed to face the east, South Elm Place. Amendment PUD-17A seeks to add permitted use of Assembly, to allow the church use within Lot 2, Block 1 of Vandever Acres Center as part of the first phase of the project.

In addition, the proposed PUD amendment allows for the new development of an outparcel fronting West New Orleans. The development could be a quick service restaurant or other retail business.

The original commercial center was developed prior to the existence minimum landscape requirements. In addition, additional right-of-way dedications and easements are required along both arterial streets. The proposed development includes significantly more landscape than previously required. However, in order to maintain current parking lot traffic patterns and flow throughout the entire development, this PUD amendment addresses the lack of landscape edge required by current landscape code requirements.

The proposed development works to allow a local church to move into the area and still maintain and expand the commercial retail space to also serve the city as well.

DEVELOPMENT STANDARDS (DEVELOPMENT AREA “A”)

(Commercial / Place of Assembly)

Development Area “A” shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District, except as follows:

LAND AREA: 3.965 Ac. (172,705 SF)

EXISTING ZONING: CG - PUD 17

PROPOSED ZONING: CG - PUD 17-A

PERMITTED USES:

- As allowed by matter of right within Commercial General District (CG)
- Place of Assembly (Church Use and Accessory Uses)

MAXIMUM FLOOR AREA:

- Place of Assembly (Church Use and Accessory Uses) 40,000 square feet
- Total Maximum Floor Area 64,874 square feet

MAXIMUM BUILDING HEIGHT:

- Maximum Building Height: 35 feet

VEHICULAR ACCESS (South Elm Place):

AS SHOWN ON EXHIBIT “C” (Same as original Vandever Acres Center Plat #4074).

LANDSCAPING, TREE, SCREENING, AND FENCING:

Development Area “A” shall be landscaped in accordance with the Broken Arrow Zoning Ordinance Development Standard Chapter 5.2, except as follows:

- Landscape Edge (South Elm Place):
 - o Within the South 130’ of the Eastern Edge of Development Area ‘A’ Minimum: 8 feet wide
 - o Remaining Area Minimum: 10 feet wide
- Landscape Island
 - o Area: 280 square feet
 - o ‘Triangle’ shaped islands permitted without minimum width.
- Building Landscape: Existing landscape beds on south side of building to remain and be enhanced.
- North Boundary:
 - o Existing landscape area on north boundary of Development Area A to remain.
 - o Existing wood fence with masonry columns to remain and be maintained.

LIGHTING:

All exterior lighting within Development Area “A” shall be designed and constructed to meet City of Broken Arrow zoning code requirements. Submittal and approval of exterior lighting plans for each development lot within Development Area “A” shall be required.

OFF-STREET PARKING:

Minimum Parking Spaces required:

- Retail 1 per 300 square feet
- Place of Assembly (Meeting Area) 1 per 100 square feet

Maximum Parking Spaces Permitted: 170 spaces

SIGNAGE:

Exterior signage shall be per City of Broken Arrow zoning code requirements.

Additionally, one (1) multi-tenant sign permitted within development Area

“B”

SOLID WASTE DISPOSAL:

Any new dumpsters in Development Area “A” shall be screened with an opaque fence that is higher than the proposed dumpster, six foot minimum.

OTHER BULK AND AREA REQUIREMENTS:

Per City of Broken Arrow zoning code requirements.

NOTE: The Development Area “A” boundary shown on Exhibit “B” of this report is conceptual in nature and minor modifications to such boundary may be permitted pursuant to final platting; however, the acreage of Development Area “A” shall not be altered by more than 5% unless approved as a PUD Minor Amendment by the City of Broken Arrow Planning Commission.

DEVELOPMENT STANDARDS (DEVELOPMENT AREA “B”)

(Commercial / Parking)

Development Area “B” shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG District, except as follows:

LAND AREA: 1.034 Ac. (45,047 SF)

EXISTING ZONING: CG - PUD 17

PROPOSED ZONING: CG - PUD 17-A

PERMITTED USES:

- As allowed by matter of right within Commercial General District (CG)
- Parking

MAXIMUM FLOOR AREA: 7,000 square feet

MAXIMUM BUILDING HEIGHT:

- Maximum Building Height: 35 feet

VEHICULAR ACCESS (West New Orleans Street)

AS SHOWN ON EXHIBIT “C” (Same as original Vandever Acres Center Plat #4074).

LANDSCAPING, TREE, SCREENING, AND FENCING:

Development Area “B” shall be landscaped in accordance with the Broken Arrow Zoning Ordinance Development Standard Chapter 5.2, except as follows:

- Landscape Edge (West New Orleans Street):
 - Within the East 110’ of the Southern Edge of Development Area ‘B’ 4 feet wide minimum
 - Remaining Area: 8 feet wide minimum
- Landscape Island
 - Area: 280 square feet
 - ‘Triangle’ shaped islands permitted without minimum width.

LIGHTING:

All exterior lighting within Development Area “B” shall be designed and constructed to meet City of Broken Arrow zoning code requirements. Submittal and approval of exterior lighting plans for each development lot within Development Area “B” shall be required.

OFF-STREET PARKING:

- Minimum Parking Spaces required: Per City of Broken Arrow Zoning Code Requirements
- Maximum Parking Spaces Permitted: 80 spaces

SIGNAGE:

Exterior signage shall be per City of Broken Arrow zoning code requirements.

Additionally, one (1) multi-tenant sign permitted within Development Area “B” serving Development Area “A”.

SOLID WASTE DISPOSAL:

Any new dumpsters in Development Area “B” shall be screened with an opaque fence that is higher than the proposed dumpster, six foot minimum.

OTHER BULK AND AREA REQUIREMENTS:

Per City of Broken Arrow zoning code requirements.

NOTE: The Development Area “A” boundary shown on Exhibit “B” of this report is conceptual in nature and minor modifications to such boundary may be permitted pursuant to final platting; however, the acreage of Development Area “A” shall not be altered by more than 5% unless approved as a PUD Minor Amendment by the City of Broken Arrow Planning Commission.

PUD DETAIL PLANS REVIEW

Prior to construction of any new building structure within the Vandever Acres Center, a PUD Detail Site Plan shall be submitted to and approved by the City of Broken Arrow. Prior to the issuance of a certificate of occupancy for any new buildings within Vandever Acres Center, a PUD Detail Landscape Plan shall be submitted to and approved by the city. Additionally, prior to the issuance of such certificate of occupancy, written certification must be submitted to the city from an architect, landscape architect, or engineer authorized to do business in the State of Oklahoma, or the owner of the property, stating that landscaping has been installed, except trees, in accordance with the approved landscaping plan. Prior to or within one hundred twenty (120) days following the issuance of a certificate of occupancy permit, written certification must be submitted to the city from an architect, landscape architect, or engineer authorized to do business in the State of Oklahoma, or the owner of the property, stating that all trees have been installed, in accordance with the approved landscaping plan.

ANTICIPATED DEVELOPMENT SCHEDULE

It is the intent of the owner / developer to commence initial site grading activity following zoning and preliminary plat approvals and acquisition of an Earthchange Permit. Following receipt of other required project plan and permit approvals by the city, it is anticipated that construction will commence in winter of 2018 to the spring of 2019.

PUD LEGAL DESCRIPTION

LOT TWO (2), BLOCK ONE (1), VANDEVER ACRES CENTER, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

ACC	ACCESS
A/C	AIR CONDITIONER
AS	AUTO SPRINKLER
BLDG	BUILDING
B/L	BUILDING SETBACK LINE
BW	BOTTOM OF WALL
CA	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
CGMP	CORRUGATED METAL PIPE
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
CPED	CABLE TELEVISION PEDESTAL
DGDI	DOUBLE GRATE DROP INLET
DS	DOWNSPOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
ESMT	EASEMENT
FDC	FIRE DIRECT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FLAGPOLE
G	GUTTER
GL	GROUND LIGHT
GM	GAS METER
GP	GUARD POST
GR	GAS RISER
GUY	GUY DOWN
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
IP	IRON PIN
LNA	LIMITS OF NO ACCESS
LP	LIGHT POLE
MA/E	MUTUAL ACCESS EASEMENT
MB	MAIL BOX
ML	METAL LID
MW	MONITOR WELL
OC	OVERHEAD CABLE
OE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
OU	OVERHEAD UTILITIES
PP	POWER POLE
PPT	POWER POLE W/ TRANSFORMER
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
R/W	RIGHT-OF-WAY
SC	SUPPORT COLUMN
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SGDI	SINGLE GRATE DROP INLET
SPHD	SPRINKLER HEAD
SS	SANITARY SEWER
SSLH	SANITARY SEWER LAMPHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF INLET GRATE
TGDI	TRIPLE GRATE DROP INLET
TH	TOP OF HEADWALL
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TR	TOP OF MANHOLE RIM
TSMH	TRAFFIC SIGNAL MANHOLE
TRSL	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UC	UNDERGROUND CABLE
UG	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC
U/E	UTILITY EASEMENT
UGM	UNDERGROUND LINE MARKER
UT	UNDERGROUND TELEPHONE
UTMH	UTILITY MANHOLE
W	WATERLINE
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WS	WATER SPIGOT
XFMR	TRANSFORMER

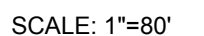
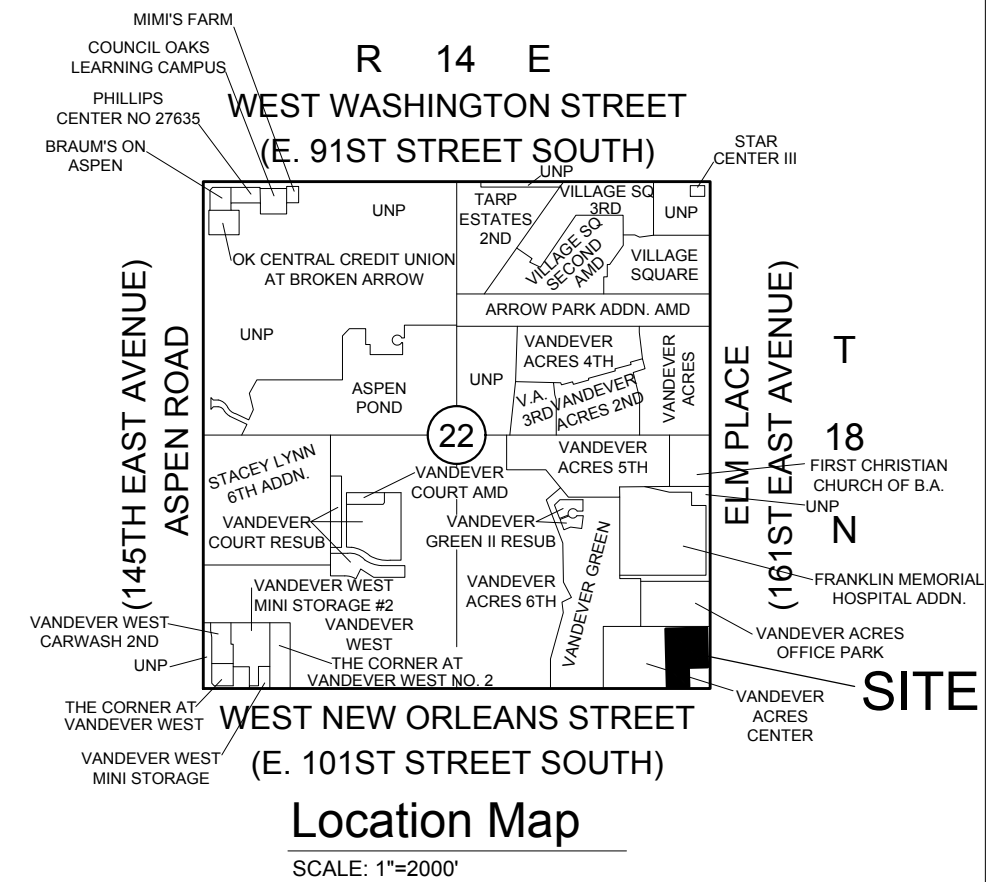


Exhibit "A"



PUD 17-A
Vandever Acres Center

Conceptual Site Plan - Phase I

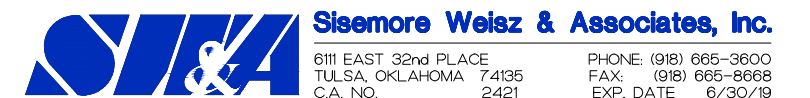
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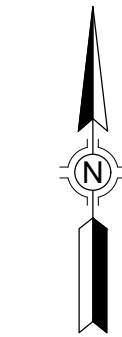
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FILE: 1814.22

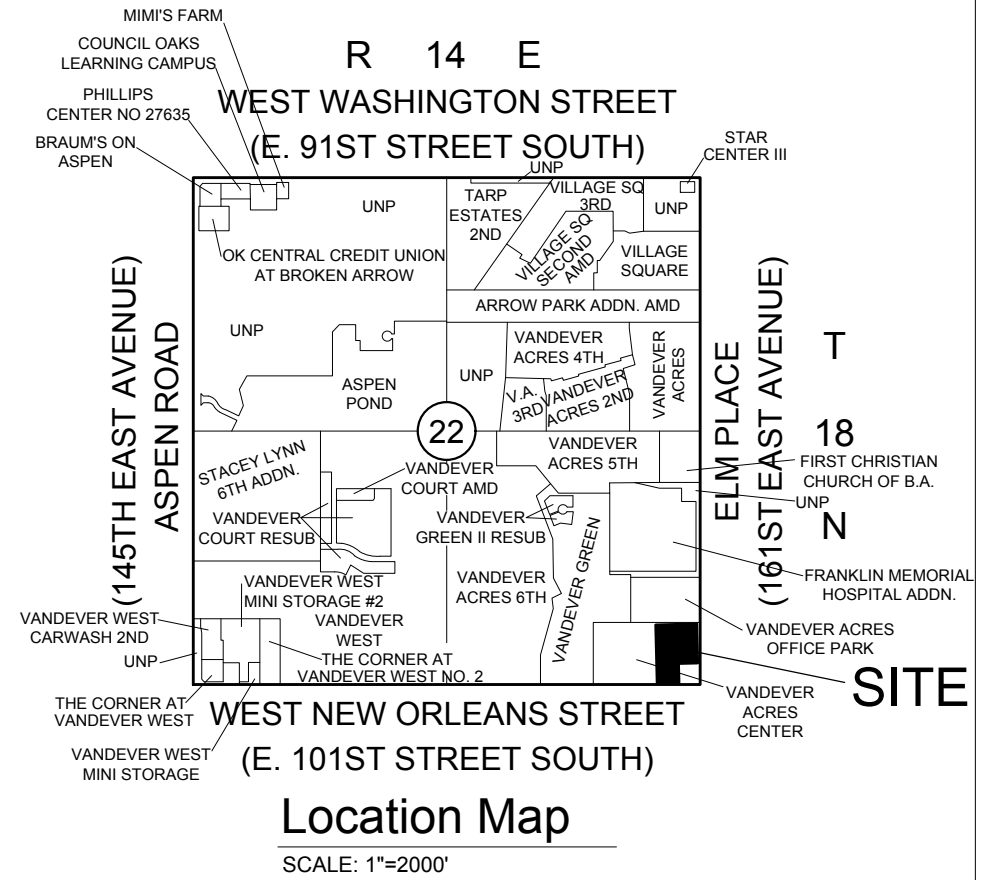
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SCALE: 1"=80'



PUD 17-A Vandever Acres Center

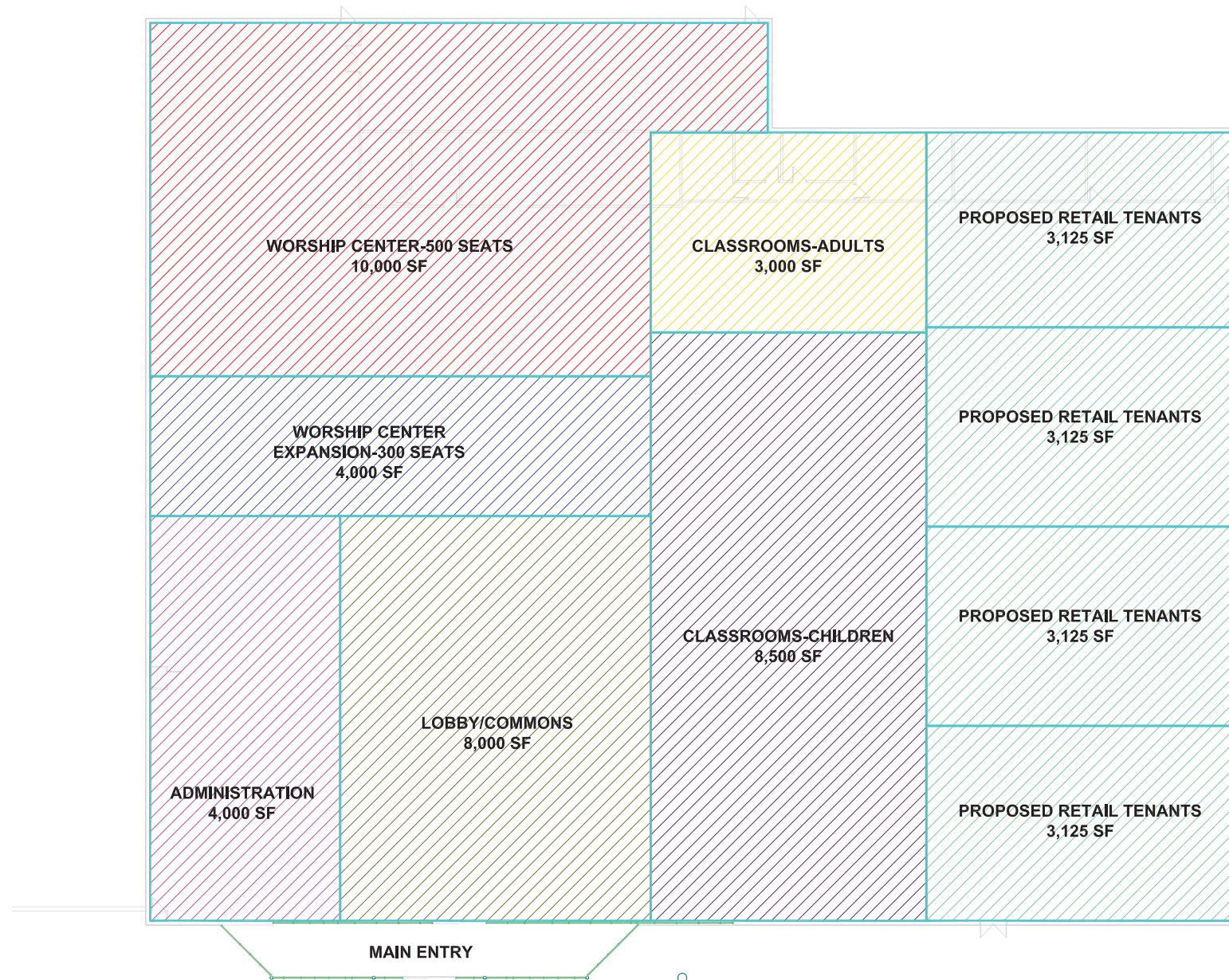
Conceptual Site Plan - Phase II Commercial Out Parcel

DATE PREPARED: SEPTEMBER 4, 2018

Exhibit "D"



Sisemore Weisz & Associates, Inc.
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
PHONE: (918) 665-3600
FAX: (918) 665-8668
EXP. DATE 6/30/19



PROJECT SUMMARY	
Building Areas:	
	Worship Center _____ 10,000 S.F.
	WC Expansion _____ 4,000 S.F.
	Lobby/Commons _____ 8,000 S.F.
	Administration _____ 4,000 S.F.
	Children's Min. _____ 8,500 S.F.
	Adult's Min. _____ 3,000 S.F.
	Retail Tenants _____ 12,500 S.F.
Total Bldg. Area _____ 50,000 S.F.	

"Design is Schematic - Subject to Revisions"





SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

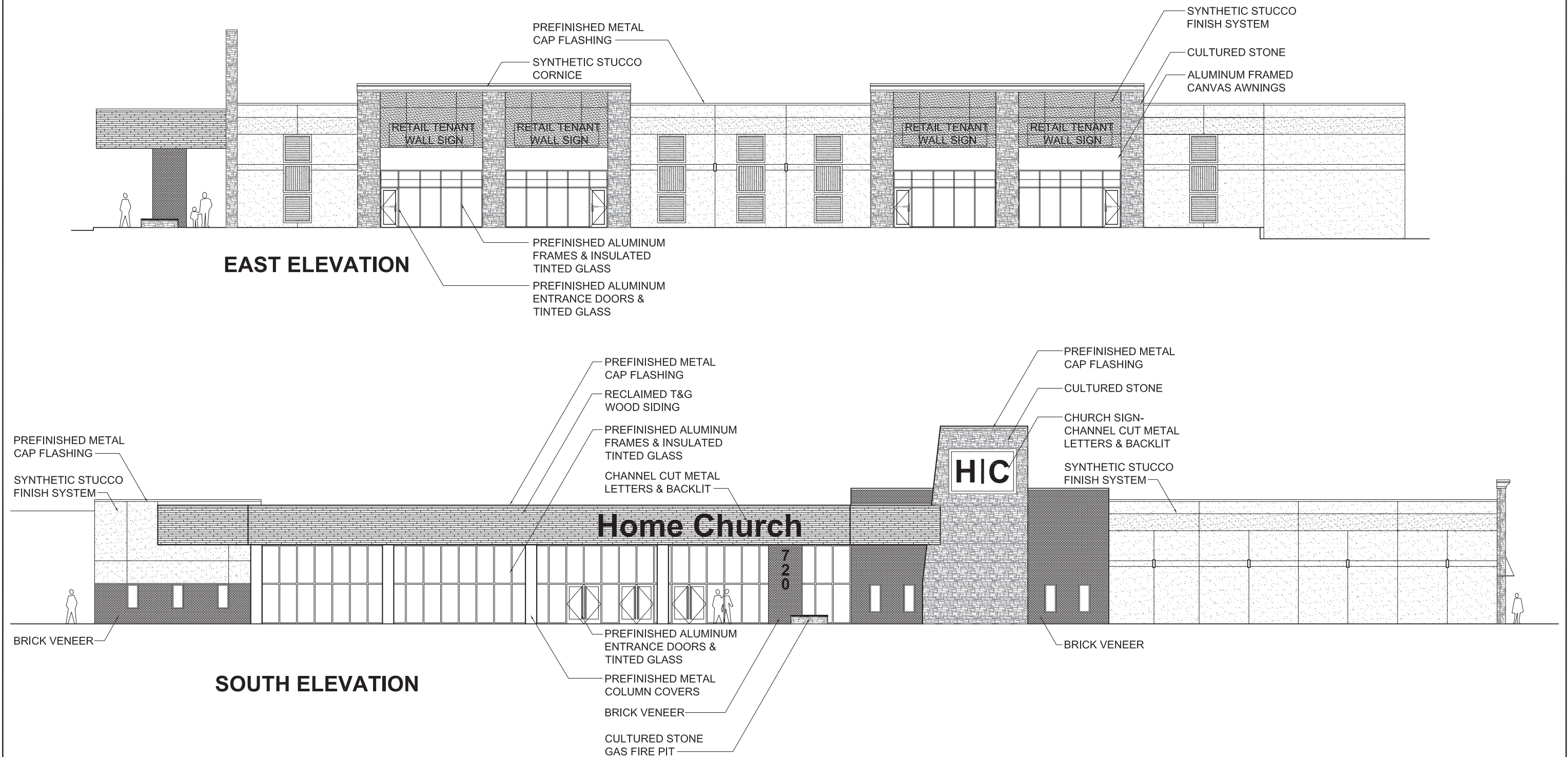
"Design is Schematic - Subject to Revisions"

HomeChurch
9610 S Garnett Road
Broken Arrow, OK 74012

CONCEPTUAL 3D IMAGE VIEWS - EXHIBIT F1
1/8" = 1'-0"

September 4, 2018





"Design is Schematic - Subject to Revisions"

HomeChurch

9610 S Garnett Road
Broken Arrow, OK 74012

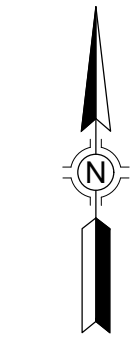
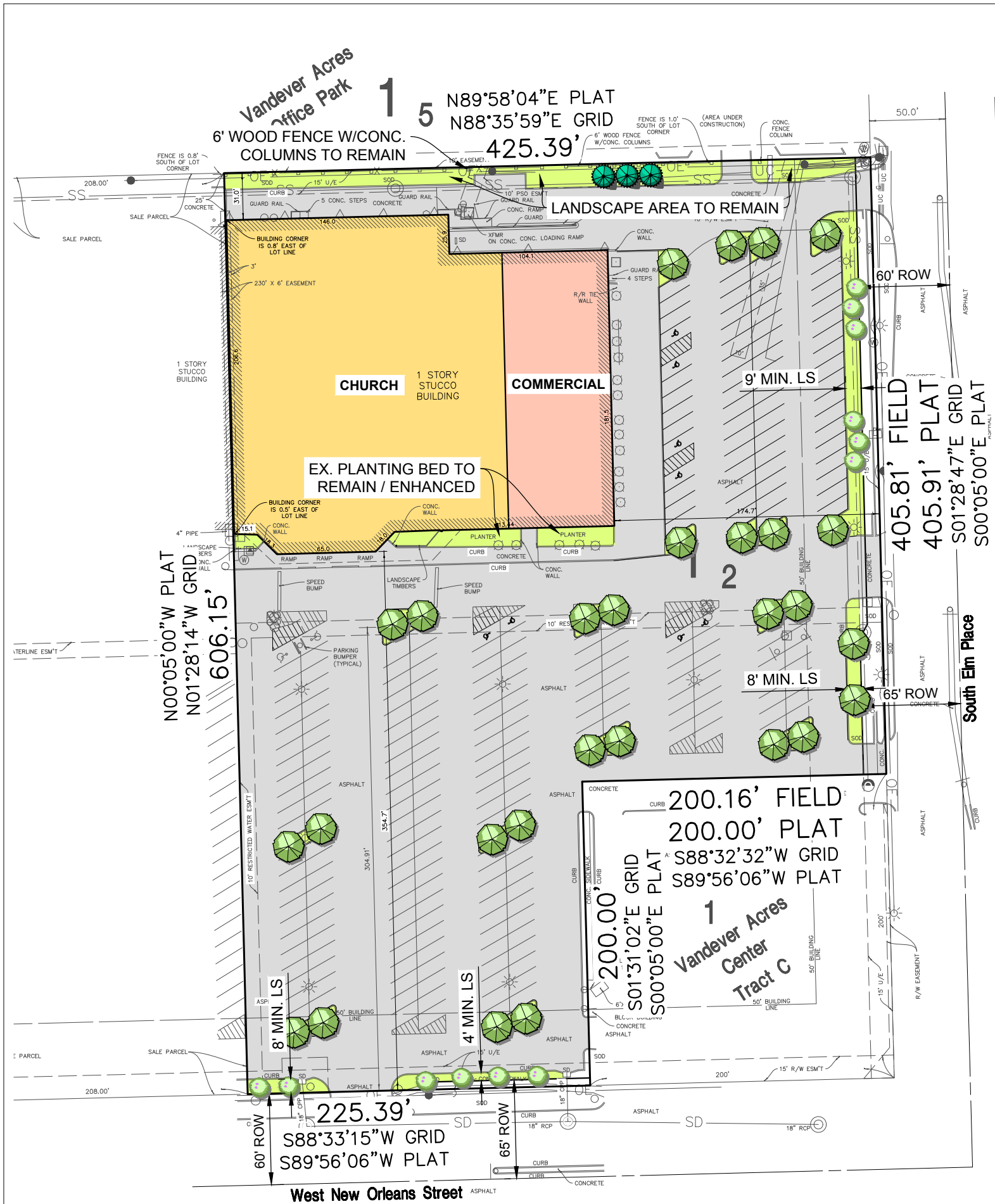
CONCEPTUAL EXTERIOR ELEVATIONS - EXHIBIT F2

1/8" = 1'-0"

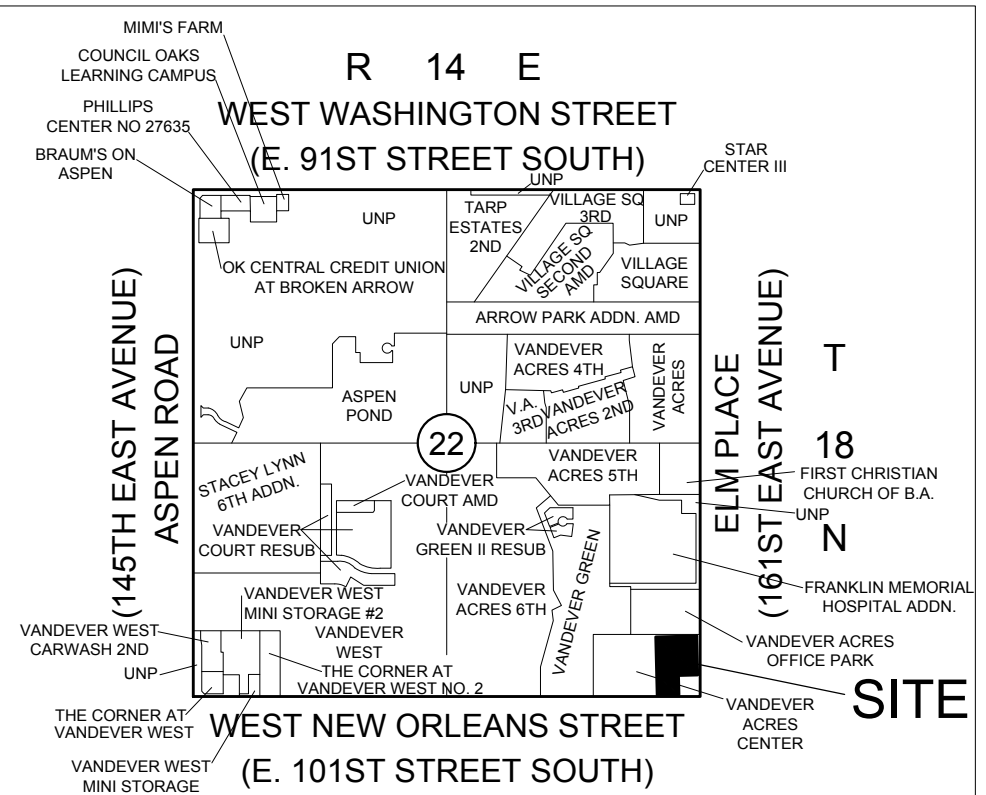
September 4, 2018



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SCALE: 1"=80'



Location Map
SCALE: 1"=2000'

PUD 17-A
Vandever Acres Center

Landscape Plan & ROW Dedication

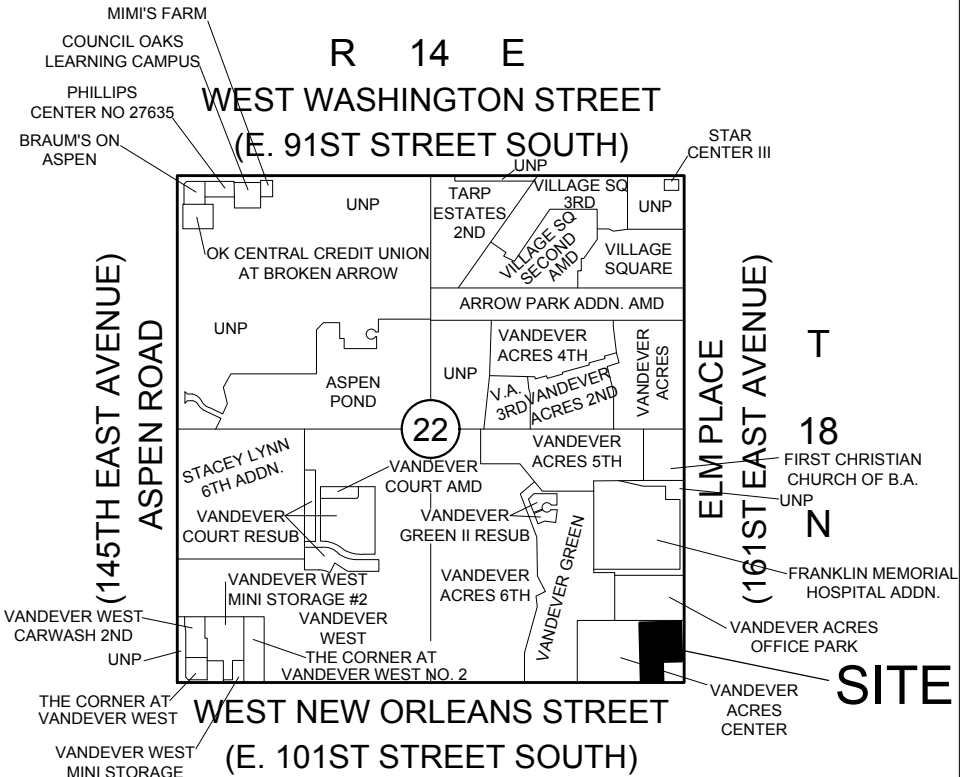
DATE PREPARED: SEPTEMBER 4, 2018

Exhibit "G"

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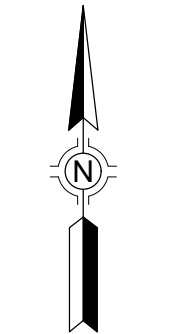
Sisemore Weisz & Associates, Inc.
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
PHONE: (918) 665-3600
FAX: (918) 665-8668
EXP. DATE 6/30/19

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Location Map

SCALE: 1"=2000'



SCALE: 1"=300'

PUD 17-A
Vandever Acres Center

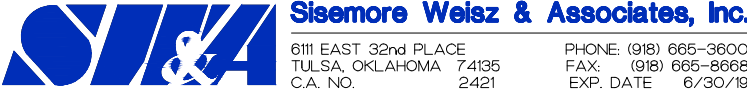
Aerial Photograph-
Site and Surrounding Area

DATE PREPARED: SEPTEMBER 4, 2018

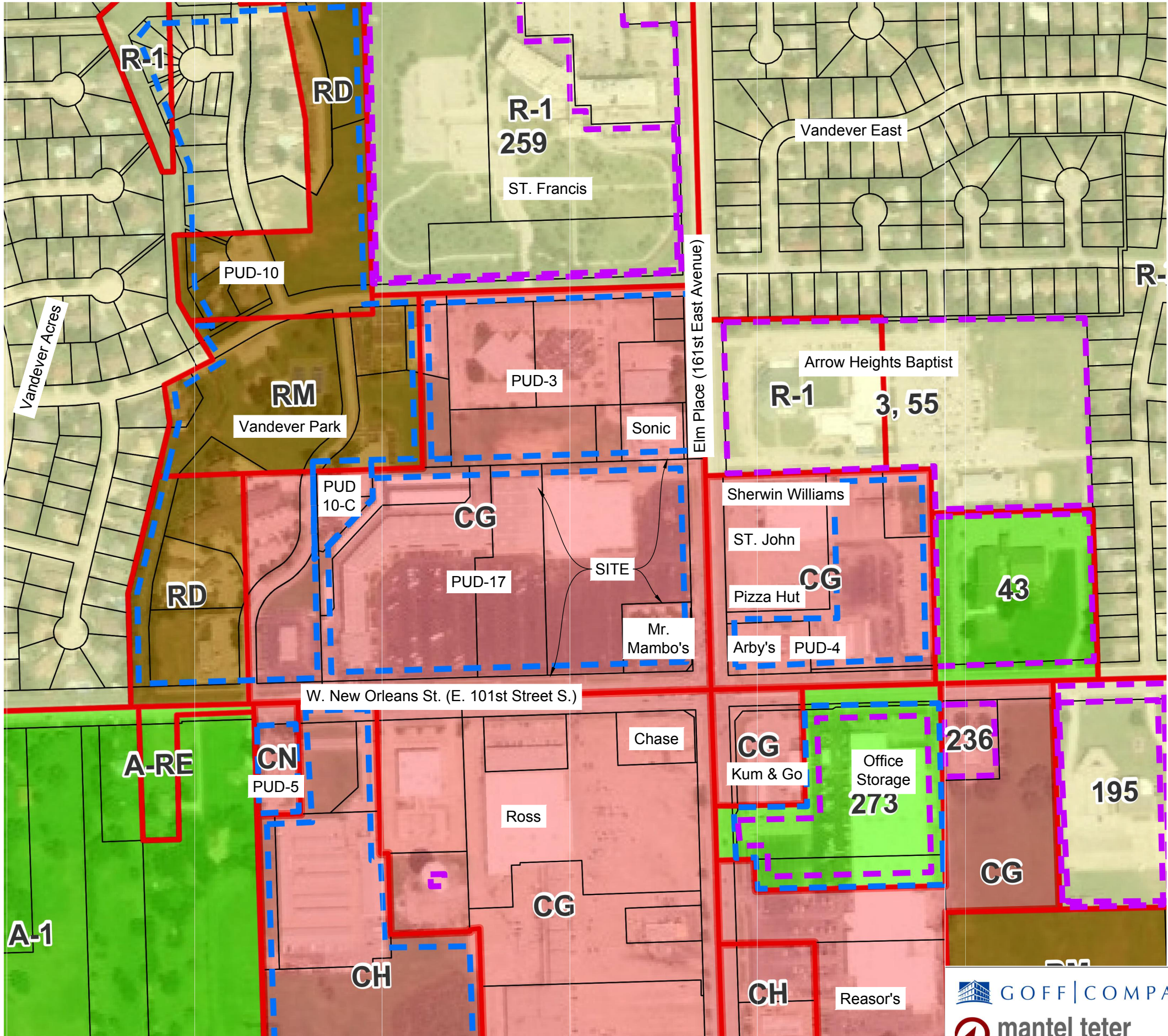
Exhibit "H"

FILE: 1814.22

WO#: 17945.02



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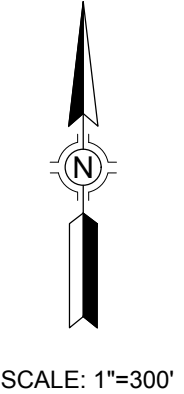


Location Map

SCALE: 1"=2000'

Legend

- R-1 = SINGLE FAMILY RESIDENTIAL-1
- R-3 = SINGLE FAMILY RESIDENTIAL-3
- RM = RESIDENTIAL MULTI-FAMILY
- RD = RESIDENTIAL DUPLEX
- CH = COMMERCIAL HEAVY
- CN = COMMERCIAL NEIGHBORHOOD
- CG = COMMERCIAL GENERAL
- A-1 = AGRICULTURAL
- A-RE = AGRICULTURAL-RESIDENTIAL ESTATES



PUD 17-A
Vandever Acres Center

Surrounding Use and Zoning

DATE PREPARED: SEPTEMBER 4, 2018

FILE: 1814.22 WO#: 17945.02

Exhibit "I"

GOFF COMPANIES
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