



City of Broken Arrow

Request for Action

File #: 19-364, Version: 1

Broken Arrow Planning Commission

03-28-2019

To: Chairman and Commission Members

From: Development Services Department

Title: Public hearing, consideration, and possible action regarding 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:

Applicant: JR Donelson

Owner: RDS Investments, Inc.

Developer: RDS Investments, Inc.

Engineer: JR Donelson, Inc.

Location: One-quarter mile north of Kenosha Street (71st Street), east of 23rd Street (County Line Road)

Size of Tract 19.70 acres

Present Zoning: A-1

Proposed Zoning: CN/PUD-287 (BAZ-2007)

Comp Plan: Level 4

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.

On June 29, 2009, the City Council reviewed and approved BACP-103, a request to change the Comprehensive Plan designation on the property from Level 3 to Level 4. BACP-103 was approved subject to the property being platted. It was specified with BACP-103 that as part of the platting process, Hillside Drive would be extended from 23rd Street to the east property line. There are no plans to extend Hillside Drive past the east property line. As part of the 2012 Update to the Comprehensive Plan, the land use designation on the property was changed to Level 4.

Hillside Drive is classified as a commercial street. According to the Engineering Design Criteria Manual, the

right-of-way for commercial streets is 80 feet. With PUD-287 applicant is requesting that the right-of-way be reduced from 80 feet to 60 feet. Since the 80-foot width is a Subdivision Code requirement, a variance to the Subdivision Regulations is also required.

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.

The proposed RDS Business will be developed in accordance with the City of Broken Arrow Zoning Ordinance, except as summarized below.

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

Item	Broken Arrow Zoning Ordinance	PUD-287 Request
Minimum Lot Size	12,000 square feet.	0.75 acres or 32,670 square feet.
Floor Area Ratio	No requirement.	0.75
Minimum Building Setback Distance from 23 rd Street and Hillside Drive	50 feet	50 feet with parking between the building, 25 feet with no parking or paving in front of the building along the entire street frontage.
Minimum Building Setbacks	South property line - 30 feet North property line - 30 feet East property line - 30 feet	South property line - 20 feet North property line - 30 feet East property line - 30 feet
Permitted Uses	As allowed in the CN district	As allowed in the CN district, plus "Fitness and recreational sports center".
Parking Lot Lighting	Up to 35 feet in height, but must meet the requirements of Section 5.6 of the Zoning Ordinance	Will be in accordance with the Zoning Ordinance, except the height of the light poles are limited to 20 feet. Any wall packs placed on buildings will be shielded with the lights directed toward the ground.

Freestanding Signs	Up to 30 feet in height and up to 500 square feet with multiple users and 300 square feet for a single user.	Will meet the requirements of Section 5.7.D of the Zoning Ordinance pertaining to Integrated Development Identification signage, except only one pylon sign is allowed and it is limited to 25 feet in height (same as the sign on the west side of 23 rd Street.) Individual lot signs will be limited to 10 feet in height and 100 square feet, similar to the signs along Hillside Drive to the west.
Landscaping	One tree per 50 feet of lineal lot frontage.	One tree per 30 feet of lineal lot frontage. All trees must be medium to large trees, except where there are conflicts with overhead power lines.

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 2	R-3	Woodstock II addition
East	Level 3	RMH	Arrow Village Mobile City (Camino Village)
South	Level 4	CG/CN/SP-257	Restaurant, Shopping Center, and Life Church
West	Level 6	CH	Undeveloped, but platted as "The Park at Adams Creek - Phase 1 Amended"

According to FEMA maps, none of the property is located in a 100-year floodplain area. On-site stormwater detention will be provided.

Attachments: Case map
Aerial photo

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

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-287 be approved as presented, subject to the property being platted.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

BDM