



City of Broken Arrow

Fact Sheet

File #: 15-577, Version: 1

Broken Arrow Planning Commission

11-05-2015

To: Chairman and Commission Members

From: Development Services Department

Title:

Public hearing, consideration, and possible action regarding PUD 243 and BAZ 1946, Collision Works, 2.64 acres, CH to IL, southeast corner of Kenosha Street and 14th Street, south of Kenosha Street, one-third mile east of 9th

Background:

Applicant:

Malek Elkhoury, PE

Owner:

Jimmy & Christine Houston

Developer:

Collision Works

Engineer:

Khoury Engineering, Inc.

Location:

Southeast corner of Kenosha Street and 14th Street, south of Kenosha Street, one-third mile east of 9th Street

Size of Tract

2.64 acres for PUD 243 and 1.81 acres for BAZ 1946

Number of Lots:

2

Present Zoning:

CH

Comp Plan:

Level 6

Planned Unit Development (PUD) 243 involves 2.64 acres located on the southeast corner of Kenosha Street and 14th Street, south of Kenosha Street, one-third mile east of 9th Street. In conjunction with PUD 243, BAZ 1946 has been submitted to rezone 1.81 acres of PUD 243 from CH (Commercial Heavy) to IL (Industrial Light). Part of the property has been platted as “Steele-Morrel Center” and part has been platted as “Blocks 1, 2, & 3 Arrow Village Addition.” According to the applicant, there is a small area between the two plats that is unplatted. Applicant is proposing to vacate the underlying plats on this property and file a new plat.

Applicant wants to construct a new 16,000 square foot automobile collision center on the east part of the property associated with PUD 243. This type of use, which is classified as “Vehicle service and repair, major” in the Zoning Ordinance, is allowed in the IL and IH districts. The property is presently zoned CH. All of the existing buildings on the property associated with PUD 243 are to be removed. An existing off-premise sign on the property is proposed to remain. According to information provided by the applicant, there is a 50 year lease on this sign from the final date of construction of the sign. The lease can be extended on a year to year basis with mutual agreement between the Lessor and the Lessee.

The property is designated as Level 6 in the Comprehensive Plan. IL is identified as “possible” in Level 6. To

be in compliance with the Comprehensive Plan in Level 6, the IL zoning must be submitted as part of a Planned Unit Development (PUD). As a result, applicant has submitted a request to change the zoning on the east 1.81 acres from CH to IL. The west 0.83 acres will remain CH. PUD 243 will encompass the entire 2.64 site.

With PUD 243, the property is divided into two areas, Development Area A and Development Area B. A new automobile collision center is proposed on Development Area A, while the area within Development Area B will be placed on the market for sale. Development Area A, the east part of the property, will be developed in accordance with the IL district, except as follows:

- West building setback line (next to Development Area B and multifamily residential) reduced from 30/50 feet to 15 feet.
- East building setback line (next to existing Light Industrial) increased from 0 feet to 11 feet.
- South building setback line (next to existing Light Industrial) increase from 0 feet to 7.5 feet.
- Although there is an existing off-premise advertising sign on the property, PUD 243 allows one freestanding monument sign per lot. The monument sign in Development Area A will not exceed a height of 12-feet and a panel size of 75 square feet. The freestanding sign will have a monument base made of similar materials as the main structure/building on the lot. The sign must setback at least 50 feet from the right-of-way on Kenosha Street and outside any utility easements.
- One tree per 30 lineal feet of frontage will be provided along Kenosha Street. At least 50% of the trees will be large trees. Landscaping will be provided adjacent to the multifamily area in accordance with the Zoning Ordinance.
- All damaged vehicles awaiting repair will be parked or stored on paved surfaces inside the building or behind it. No damaged vehicle waiting repair will be visible from Kenosha Street.
- Exterior lighting will be in accordance with the Zoning Ordinance, but a photometric will also be submitted.
- While the property presently has two points of access to Kenosha Street, access will be limited to one point onto Kenosha Street. This access point will be shared with Development Area B. Access will be allowed through Development Area B to 14th Street.

Development Area B, the west part of the property, will be developed in accordance with the CH district, except as follows:

- Sexually oriented businesses are not allowed.
- Building setback along the west boundary next to 14th Street is reduced from 50 feet to 35 feet.
- East building setback line (next to Development Area A) reduced from 30 feet to 10 feet.
- South building setback line (next to multifamily residential) reduced from 50 feet to 20 feet.
- Although there is an existing off-premise advertising sign on the property, PUD 243 allows one freestanding monument sign per lot. The monument sign in Development Area B will not exceed a height of 12-feet and a panel size of 100 square feet. The freestanding sign will have a monument base made of similar materials as the main structure/building on the lot. The sign must setback at least 50 feet from the right-of-way on Kenosha Street and outside any utility easements.
- Exterior lighting will be in accordance with the Zoning Ordinance, but a photometric will also be submitted.
- One tree per 30 lineal feet of frontage will be provided along Kenosha Street. At least 50% of the trees will be large trees. One tree per 50 lineal feet of frontage will be provided along 14th Street. Landscaping will be provided adjacent to the multifamily area in accordance with the Zoning Ordinance.

- While there are presently two points of access to Kenosha Street, Development Area B will no longer have direct access to Kenosha Street. Access to Kenosha Street will be through Development Area A. Development Area A will have access through Development Area B to 14th Street.

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	Broken Arrow Expressway	A-1 (Broken Arrow Expressway)	Broken Arrow Expressway
East	Level 6	CH and IL	Day care center and light industrial
South	Levels 3 and 6	RM and IL	Multifamily and light industrial
West	Level 6	CH	Shopping center

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

- Attachments:**
- Case map
 - Aerial photo
 - Comprehensive Plan
 - PUD 243 design statement
 - Off-premise advertising sign lease

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 243 and BAZ 1946 be approved subject to the existing plats on the property being vacated and a new plat being recorded and following modification to the design statement:

1. Pages 2 and 3 - Freestanding Sign - Add the following, “The existing lease on the off premise advertising sign shall not be renewed or extended.”

Copies of the revised design statement incorporating the changes recommended by the Planning Commission shall be submitted to the Development Services Department by November 12, 2015.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM