

Background

The property at issue in this request (the “Subject Property”) is comprised of four (4) parcels totaling 40 acres located approximately half of a mile west of 193rd E. Avenue on the north side of E. Houston Street. Currently, the property is bordered on two sides (south and west) by industrial activity and within a larger industrial area that includes a number of industrial uses within three quarters of a mile of the Subject Property. It has been on the market for sale for close to a decade and has not sold because of the large size, present zoning (A-1), no sewer connection. The Applicant in this application represents a potential buyer who is under contract with the current property owner to purchase the property and redevelop it into a light industrial use that is consistent with the underlying Broken Arrow Comprehensive Plan designation.

Concept

The concept that the potential buyer proposes is to immediately develop the westerly twelve (12) acres of the Subject Property (the “Development Site”) into a paved distribution area for pre-constructed relocatable office and classroom buildings which would be held on the Development Site in a rotating fashion and delivered to end users who purchase or lease the buildings. At the end of the lease period, where applicable, the buildings would be returned to the distribution area for storage until leased again. A particular building may be held in the distribution area anywhere from a few weeks to a few months but buildings would likely be coming and going from the Development Site anywhere from 3-6 times a day during week days. An office would be constructed on the Development Site for onsite staff and the property would be secured 24 hours a day, 7 days a week. The balance of the Subject Property would remain vacant to create 28 acres for future light industrial development in this area of Broken Arrow.

Rezoning Request

The Applicant proposes rezoning the entirety of the Subject Property from A-1 to IL with a PUD. Development Area “1” of the PUD (see Site Plan) would encompass the Development Site which would have the modified development standards set forth below and Development Area “2” of the PUD would encompass the balance of the Subject Property. The development standards for Development Area 2 are the default zoning regulations for the IL zoning district. This will create a large piece of property (roughly 28 acres) in Development Area 2 that will be ripe for future light industrial development which will create a separation between the more intensive industrial activity west and south of the Subject Property and the adjacent individual single-family home as well as the residential subdivisions located approximately half of a mile to the east of the Development Site.

PUD Request

The applicant proposes the following PUD standards to apply to Development Area “1”:

Landscaping:

Landscaping of Development Area 1 will be pursuant to the requirements, regulations and ordinances of the City of Broken Arrow for "Quality Landscaping" and consistent with the conceptual site plan included with the PUD application including a wet detention pond with an incorporated water feature (fountain) to increase the esthetic value of the project from the street. Landscaping of Development Area 2 will be per the Broken Arrow Zoning Code including all required screening. Landscaping of Development Area 2 will be pursuant to the requirements of IL zoned districts.

Site Characteristics

Development Area "1" is proposed to be the westerly twelve (12) acres and will consist of a paved distribution area, a small paved parking lot, a paved entrance drive and a detention area. All of which will be sufficient to meet the City of Broken Arrow requirements, regulations and ordinances as well as contain landscaping consistent with the "Quality Landscaping" requirements of the Broken Arrow Comprehensive Plan. The Applicant proposes the following lot coverage for each of those uses. The Applicant also requests a development standard that prohibits the proposed paved distribution area from exceeding 57% of Development Area 1.

	S.F	Ac	Max Coverage
Total Lot	503,887.80	11.57	
Surface	S.F	Ac	%
Building	2,880.00	0.06612	0.57%
Asphalt Parking	11,173.30	0.25650	2.22%
Drive Way	7,944.91	0.18239	1.58%
Paved Distribution Area	283,339.19	6.50457	56.23%
Sod/Landscape/Detention	198,550.40	4.55809	39.40%
Existing Pervious	503,887.80	S.F.	
Increase in Impervious	305,337.40	S.F.	
Percent increase	60.60%		

Further, the Applicant proposes a development standard that states that in no event shall any of the foregoing be construed to mean that the detention area in Development Area 1 shall be less than required by the City of Broken Arrow ordinances.

Use

The Applicant proposes a development standard allowing the use of Development Area 1 for Storage Yard as that term is defined in the Broken Arrow Zoning Code with such use being limited to the outdoor storage and distribution of completed relocatable buildings. The Applicant proposes that the uses allowed in Development Area 2 will be those allowed in IL zoned districts without further modification or limitation.

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