



City of Broken Arrow

Fact Sheet

File #: 15-641, Version: 1

**Broken Arrow Planning Commission
11-19-2015**

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding PUD 207E, QuikTrip, a request for a major amendment to PUD 207, 17.23 acres, CH/PUD 207 to CH/PUD 207E, north of the Broken Arrow Expressway, west of 9th Street

Background:

Applicant: Michael Ward, QuikTrip
Owner: Hillside Development LLC
Developer: QuikTrip
Engineer: AAB Engineering, LLC
Location: North of the Broken Arrow Expressway, west of 9th Street
Size of Tract 17.23 acres
Number of Lots: 7
Present Zoning: CH/PUD 207
Comp Plan: Level 6

Planned Unit Development (PUD) 207E is a request for a major amendment to PUD 207 on 17.23 acres associated with the Hillside Crossings subdivision located north of the Broken Arrow Expressway, west of 9th Street. With PUD 207E, applicant is requesting to modify the sign and development regulations on Lot 1, Block 1 and the east 150.8 feet of Lot 2, Block 1 of Hillside Crossing. In addition, applicant is requesting to have a 50-foot high tenant identification sign in the southeast corner of Lot 2, Block 1 of Hillside Crossing. QuikTrip is contemplating constructing a new store on Lot 1, Block 1 and the east 150.8 feet of Lot 2, Block 1 of Hillside Crossing. The Bank of Oklahoma has a new building under construction on Lot 2, Block 2. The tenant identification sign would serve exclusively QuikTrip and the Bank of Oklahoma.

PUD 207E involves all of the property within Hillside Crossing. There are currently three different property owners in Hillside Crossing. The application associated with PUD 207E was signed by all the property owners within Hillside Crossing.

HISTORY OF PUD 207

On November 20, 2006, the City Council approved BAZ 1736 to change the zoning on most of the property to C-5. The C-5 district was changed to CH with the Zoning Ordinance update in 2008. BAZ 1736 was approved subject to platting. On December 21, 2010, the City Council approved PUD 207 on 19.58 acres along with

BAZ 1860 (A-1 to CH) on 0.18 acres. Both PUD 207 and BAZ 1860 were approved subject to platting. On August 22, 2013, the Planning Commission approved PUD 207A that modified the parking requirements on Lots 3 and 4 and modified the access point onto Hillside Drive with the provision that a raised median would be installed. The plat for Hillside Crossings was recorded in Tulsa County on December 20, 2013. On May 5, 2014, the Planning Commission approved PUD 207B to allow a project identification sign, 25 feet in height and containing 300 square feet, to be located 12 feet from the property line next to 9th Street. In addition, it was recognized that the detention facility would not be a wet facility. On March 12, 2015, the Planning Commission approved PUD 207C, a minor amendment to allow light poles in the utility easement adjacent to 9th Street on Lot 1, Block 2 of Hillside Crossings. PUD 207D, a request to modify the sign and development regulations on Lot 1, Block 1 and the east 150.8 feet of Lot 2, Block 1, was continued, at the request of the applicant, on July 23, 2015. The applicant subsequently withdrew their application for PUD 207D.

CHANGES REQUESTED WITH PUD 207E

A summary of the changes being requested with PUD 207E is provided in the table below along with a comparison between what the Zoning Ordinance requires along with what was approved with PUD 207 in 2010.

Requirement	Zoning Ordinance	PUD 207	PUD 207E
Maximum Number of Parking Spaces Allowed	125% of the minimum number of spaces required, uses with high sales volume per floor area or low parking turnover are excluded.	Same as Zoning Ordinance.	Eliminate the maximum parking restrictions.
Canopy Setback	Same as for buildings, 50 feet from front property lines.	Same as Zoning Ordinance.	Requested to be reduced from 50 feet to 40 feet along 9th Street frontage.
Maximum distance from a parking space to a landscape area on a sites with more than 2.5 acres	75 feet	75 feet	100 feet
Size of tree	No requirement	At least 50% of the trees have to be large trees.	No requirement
Light poles in utility easements next to street right-of-way	Not allowed	Not allowed, except on Lot 1, Block 2 that was approved via PUD 207C.	Request light poles be allowed in utility easement next to Hillside Drive.
Number of trees per street frontage	1 tree per 50 lineal feet of street frontage (1 tree per 25 feet if crape myrtles are used).	1 tree per 50 lineal feet of street frontage (1 tree per 25 feet if crape myrtles are used).	1 tree per 25 feet of street frontage (1 tree per 20 feet of frontage if crape myrtles are used.)

Number of trees per parking spaces	1 tree required per 15 parking spaces.	1 tree required per 15 parking spaces.	1 tree required per 10 parking spaces.
Number of shrubs required where parking abuts landscape edge	10 shrubs per 50 lineal feet	10 shrubs per 50 lineal feet	1 shrub per lineal foot along 9 th Street and one shrub per 2 lineal feet along Hillside Drive
Sign height on lot	30 feet, except within 100 feet of a limited access highway, sign height can go to 50 feet.	8 feet high for signs on lots.	One 11 foot high sign along Hillside Drive, and one 18 foot high sign along 9 th Street
Freestanding sign size on the lot	300 square feet	96 square feet for monument signs on lot,	84 square feet for 18 foot high sign along 9 th Street and 100 square feet for 11 foot high sign along Hillside Drive.
Integrated Development Identification sign height	One sign per 15 acres, sign limited to 35 feet in height	Two signs for 17.23 acre tract limited to 25 feet in height.	In addition to the two existing integrated development identification signs, requesting to have a third sign, 50 feet in height, located in the southeast corner of Lot 2, Block 2.
Integrated Development Identification sign size	Sign limited to 300 square feet of display area.	Signs limited to 300 square feet of display area.	Sign, which will be available for the sole use of Lot 1 of Development Area A (QuikTrip) and Lot 2 of Development Area B (Bank of Oklahoma), is limited to 170 square feet in size.

SIGN MODIFICATION REQUEST

When PUD 207 was adopted in 2010, there was much discussion regarding signage on the property. The property is adjacent to the Broken Arrow Expressway and is one of the major points of entry into the City.

PUD 186, which abuts this property immediately to the north, was approved in 2008. In PUD 186, one free standing sign was permitted per tract. Signs were limited to 20 feet in height with a maximum display area of 250 square feet. Two signs have been installed on the property. One is a development identification sign and the other is a low monument sign.

Across 9th Street to the east, SP 223 that was approved in 2008 limits the signs on each lot to 10 feet in height,

39 square feet in size. Three development identification signs are allowed in the 64.80 acre site associated with SP 223. Two of the development identification signs were allowed to be 35 feet in height and contain 298.60 square feet and the third was 15 feet in height with 128 square feet. The three development identification signs have been installed along with 10 monument signs.

PUD 207 presently limits signs on lots to 8 feet in height and 96 square feet. Two development identification signs are allowed up to 25 feet in height and 300 square feet. The development identification signs have been installed. One monument sign for Sprouts has been installed and the site plan for the retail site under construction east of Sprouts and the Bank of Oklahoma sites have been approved with monument signs that meets the requirements of PUD 207.

With PUD 207E, applicant is requesting to have an 11 foot high sign with 100 square feet of display area along Hillside Drive along with a 18-foot high sign with 84 square feet of display area along 9th Street. In addition, they are requesting to have 50 foot high development identification sign containing 170 square feet of display area in the southeast corner of Lot 2, Block 2. The sign shall be for the sole use of Lot 1 of Development Area A (QuikTrip) and Lot 2 of Development Area B (Bank of Oklahoma).

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	CH/IL/PUD 186	Restaurant, retail center, and mini-storage
East	Level 6	CH/SP 223	Undeveloped, office, and major retail commercial
South	Level 3 and 6	RM and CH	Broken Arrow Expressway, restaurant, and undeveloped
West	Level 6	CH	Undeveloped

The property is not located in a 100-year floodplain area. AEP-PSO does have an easement and major overhead power lines along the north part of the property.

- Attachments:**
- Case map
 - Aerial photo
 - PUD 207E design statement
 - Conceptual site plan and landscape plan for QuikTrip
 - Information on proposed 50-foot high sign
 - Excerpts from PUD 207

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff is supportive of the development regulations proposed with PUD 207E.

File #: 15-641, Version: 1

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM