



City of Broken Arrow

Fact Sheet

File #: 18-259, Version: 1

Broken Arrow Planning Commission

02-22-2018

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding PUD-226A (Planned Unit Development) and BAZ-1997 (Rezoning), CSD Enterprises Amended, 4.09 acres, PUD-226/CH and A-CH to PUD-226A/CH and IL, located one-quarter mile south of Omaha Street, west of Aspen Avenue

Background:

Applicant: Russell Muzika, GEODECA LLC
Owner: Charlie Daniels, CSD Enterprises
Developer: CSD Enterprises
Engineer: Casement Engineering
Location: One-quarter mile south of Omaha Street, west of Aspen Avenue
Size of Tract: 4.09 acres
Present Zoning: PUD-226/CH and A-CH
Proposed Zoning: PUD-226A/CH and IL
Comp Plan: Level 6

Planned Unit Development (PUD) 226A and rezoning request BAZ-1997 involve a 4.09 acre parcel located one-quarter mile south of Omaha Street, west of Aspen Avenue. Applicant is requesting that the zoning on the property be changed from PUD-226/CH and A-CH to PUD-226A/CH and IL. The property is designated as Level 6 in the Comprehensive Plan.

PUD-226 was approved by the City Council on June 16, 2014, subject to the property being platted. The plat, CSD Enterprises, was recorded in Tulsa County on August 28, 2015. At the time PUD-226 was approved, the property was under the ownership of two different property owners, CSD Enterprises LLC and The Paul & Carol De Moore Family Trust.

PUD-226 that was previously approved divided the overall parcel into four lots. Lot 1 was for the Daniels and Daniels Construction Company office building, which has been constructed. Lot 2, in the northwest part of the property, was proposed to be a storage building with office space. Lot 3, the southwest lot, was planned to be a five bay storage building with office space for Greg Moore. Lot 4 in the southeast part of the property was proposed to contain a two story office building. The west edge of the property was to be open space to accommodate storm water detention.

CSD Enterprises LLC has since purchased the Moore property. In addition, a 14-foot wide strip adjacent to the south boundary has been obtained. Furthermore, the development concept associated with the property has been changed. Instead of having four lots, PUD-226A proposes to have three lots. Lot 1 will continue to be for the Daniels and Daniels Construction Company office, and the underlying CH zoning will remain. Lot 2, however, is being modified. Instead of one building for storage and office on Lot 2, there will be multiple buildings with warehouse, office space, and/or indoor RV storage. With these type of proposed uses, the underlying zoning is requested to be change to IL. Lot 3 is still proposed to be an office building, and the underlying zoning is requested to be CH.

PUD-226A SUMMARY

With PUD-226A, the property is divided into three lots. Lots 1 and 3, which are located next to Aspen Avenue, are proposed to be developed in accordance with the Zoning Ordinance and the use and development regulations of the CH district except as summarized below.

SUMMARY OF DEVIATION FROM ZONING ORDINANCE FOR LOTS 1 AND 3

Item	Zoning Ordinance Requirement	PUD 226A Request for Lots 1 and 3
Permitted uses	As allowed in the CH district	As allowed in the CH district except that Sexually Oriented Business, Bar/Nightclub, Alcoholic Beverages, Marijuana Sales/Cultivation, Tattooing, and Animal Sales and Service are not permitted.
Building Setbacks	No side or rear setback when adjacent to the same zoning classification. When adjacent to the IL district, the side and rear setback requirement is 30 feet.	Unless maintenance easements are obtained from the adjacent property owner, buildings will setback 10 feet from the perimeter side yards. There is no setback requirement from interior lot lines.
Building Height	No restriction.	Buildings limited to 3 story or 60 feet.

Building Facade	Masonry on street facing side. The use of metal on the street facing side, requires the approval of the Planning Commission.	Same as the Zoning Ordinance on the east side facing Aspen Avenue. The north and south side of the building for at least four feet in height shall be constructed of masonry, concrete panels, glass block, glass curtain walls, EIFS, or stucco facades. Other exterior materials can be used with the approval of the Planning Commission.
Landscaping	Landscape edge of at least 10 feet next to the street right-of-way with at least one tree provided per 50 lineal feet. In addition, one tree required per 15 parking spaces. In commercial developments, at least 10% of the site must be landscaped open space.	As per the Zoning Ordinance except that one tree required per 40 lineal feet and one tree required per 12 parking spaces. At least 15% of the developable space will be landscaped open space.
Parking	For office and general retail, 1 parking space per 300 square feet of building space.	One parking space per 400 square feet of building space.
Signs	Twenty to 30 feet in height and up to 300 square feet in size for a single user.	Freestanding signs shall not exceed 14 feet in height and 100 square feet of display area. No sign can be located in a utility easement. All free standing signs shall have a monument base design.

Lot 2, which is located to the west of Lots 1 and 3, is proposed to be developed in accordance with the Zoning Ordinance and the use and development regulations of the IL district except as summarized below.

SUMMARY OF DEVIATION FROM ZONING ORDINANCE FOR LOT 2

Item	Zoning Ordinance Requirement	PUD 226A Request for Lot 2
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Permitted uses	As allowed in the IL district	The only uses allowed are office, warehouse, and/or indoor RV storage space.
Lot dimension	100 feet if lot fronts onto an arterial street and 50 feet frontage on other street. All lots must front onto a public street.	Lot 2 will be developed as one lot with access to Aspen Avenue occurring through a mutual access easement.
Building Setbacks	No side or rear setback when adjacent to the same zoning classification. When adjacent to the CH district, the side and rear setback requirement is 30 feet.	No buildings shall be located in a utility easement. Unless maintenance easements are obtained from the adjacent property owner, buildings will setback 10 feet from the north and south perimeter side yards. There is no other setback requirements.
Building Height	50 feet or four stories.	Buildings limited to 3 story or 60 feet.
Building Facade	Masonry on street facing side along arterial streets and highways. The use of metal on the street facing side, requires the approval of the Planning Commission.	Same as the Zoning Ordinance on the east side facing Aspen Avenue, except that if metal is used, it shall resemble that shown in Exhibit F.
Landscaping	Unless the property fronts on an arterial street or highway, one tree required per 15 parking spaces.	A five foot wide landscape will be provided along the east boundary. The five foot wide landscape area can be located in all or part of Lots 1, 2, and 3. No other landscaping required in Lot 2.
Parking	For warehouse buildings, varies depending on size of building.	One parking space per 650 square feet of building.
Signs	Twenty to 30 feet in height and up to 300 square feet in size for a single user.	Freestanding signs shall not exceed 14 feet in height and 100 square feet of display area. No sign can be located in a utility easement. All free standing signs shall have a monument base design.

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 3	PUD-177/RM	Creekside apartments
East	Level 6	CG/SP-67	Church
South	Level 6	A-CH	Undeveloped
West	Level 6	PUD-124/CH	Mini-storage

None of the property is located in a 100-year floodplain area.

The property associated with PUD-226A and BAZ-1997 is shown in the Comprehensive Plan as Level 6. The IL zoning requested with BAZ-1997 and the development proposed with PUD-226A are considered to be in compliance with the Comprehensive Plan in Level 6.

- Attachments:**
- Case map for PUD-226A
 - Case map for BAZ-1997
 - Aerial photo
 - Comprehensive Plan
 - PUD-226A design statement

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-226A and BAZ-1997 be approved as submitted, subject to the property being replatted in accordance with the City of Broken Arrow Subdivision Regulations.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

BDM