

PUD-132A MINOR AMENDMENT

DEVELOPMENT OUTLINE

Hancock Plaza
Broken Arrow, Oklahoma

I. Purpose of Amendment

So that the subject property may be developed in a manner consistent with the current City of Broken Arrow Zoning Ordinance, current commercial development practices, and the practical site constraints of the property.

PUD-132A was originally approved under prior zoning ordinance standards. Certain requirements contained in the existing PUD reference outdated code provisions and impose development standards that are no longer consistent with the current Zoning Ordinance or the proposed use of the property.

Therefore, we request a minor PUD amendment to PUD-132A.

II. Requested Amendments

The applicant requests approval of the following amendments to PUD-132A:

1. Application of Current Zoning Ordinance Standards

All zoning standards in effect at the time of the original PUD approval, shall be updated to reference the current City of Broken Arrow Zoning Ordinance.

This request is intended to allow current zoning standards to govern the development of the property, including but not limited to parking calculations, site development standards, landscaping standards, and other applicable commercial development requirements, except where specifically modified by this PUD amendment.

This amendment is particularly necessary for parking, as the parking requirements under the existing PUD and prior zoning ordinance are more stringent than the current parking standards and result in an excessive number of required parking spaces for the proposed development.

2. Landscape Easement Tree Spacing Requirement

Any requirement within PUD-132A requiring tree planting within the landscape easement at a spacing of one tree per thirty lineal feet shall be removed.

The applicant proposes to provide seven trees within the landscape easement area instead of 30 per lineal feet. The trees may be placed at reasonable intervals based on site conditions, utility conflicts, visibility, grading, drainage, access, and final landscape design.

The intent of this amendment is to maintain meaningful landscape screening while allowing reasonable flexibility in tree placement. The proposed seven-tree arrangement will provide landscaping consistent with the intent of the original PUD while avoiding unnecessary conflicts with site improvements and easement limitations.

3. Modification to Landscape Requirement Under Section 4-3-6.B.1.f.i

The applicant requests a modification to Section 4-3-6.B.1.f.i of the current City of Broken Arrow Zoning Ordinance to allow no parking space to be located more than 75 feet from a landscaped area.

Due to the existing PUD conditions, strict application of this provision would create an unreasonable site constraint and would reduce the function of the development.

4. Stacking Requirement for Pick-Up Window

The applicant requests that the stacking requirement under Section 4-2-5.C.2 of the current City of Broken Arrow Zoning Ordinance be modified for the proposed pick-up window.

The proposed pick-up window is not intended to function as a traditional drive-through restaurant lane. The window will be used for call-in / pre-ordered pick-up only, and is not intended for ordering, menu-board service, payment queueing, or high-volume drive-through circulation.

The applicant requests that the required stacking for the pick-up window be reduced to one stacking space at the pick-up window.

This modification is appropriate because the proposed use will not generate the same vehicle stacking demand as a conventional drive-through lane. The requested standard allows the site to function safely while avoiding unnecessary pavement, circulation conflicts, and excessive parking/drive aisle impacts.