



City of Broken Arrow

Fact Sheet

File #: 15-750, Version: 1

Broken Arrow Planning Commission

12-17-2015

To: Chairman and Commission Members

From: Development Services Department

Title:

Public hearing, consideration, and possible action regarding PUD 245 and BAZ 1950, Distribution Center, 39.89 acres, A-1 to PUD 245/IL, located north of Houston Street, one-quarter to one-half mile east of 9th Street

Background:

Applicant:

Nicolas Jones, JDC BKA, LLC

Owner:

Mason Associates, Inc.

Developer:

Nicholas Jones, JDC BKA, LLC

Engineer:

Crafton Tull

Location:

North of Houston Street, one-quarter to one-half mile east of 9th Street

Size of Tract

39.89 acres

Number of Lots:

1

Present Zoning:

A-1

Comp Plan:

Level 6

Planned Unit Development (PUD) 245 involves 39.89 acres located north of Houston Street, one-quarter to one-half mile east of 9th Street. BAZ 1950, a request to rezone this property from A-1 (Agricultural) to IL (Industrial Light) has been submitted in conjunction with PUD 245. The property is presently undeveloped and unplatted. Applicant is proposing to develop a 253,952 square foot warehouse distribution facility on the property. The facility will be used for the processing, storage, handling, loading, unloading, and shipping of packages. No manufacturing will be performed at this facility.

The proposed facility will have two points of access to Houston Street. There will not be any access to Ft. Worth Street to the west. The western most drive to Houston Street will be used as the primary truck entrance and for commuter access. The east drive entrance will be for commuter access and as a secondary truck/fire access. On arterial streets, the Zoning Ordinance requires access points on the same side of the street to be 250 feet apart centerline to centerline. In addition, access points have to be 200 feet, centerline to centerline, away from any access point on the opposite side of the street. The eastern most access point will align with the access point on the south side of Houston Street. The western most access point, however, does not align with the access points on the south side of Houston Street and the centerlines will be less than 200 feet apart. With PUD 245, applicant is requesting that the west access point be allowed as shown on the site plan, which is approximately 55 feet east of the centerline of a parking lot drive on the south side of Houston Street.

Landscaping will be provided in accordance with the Zoning Ordinance. According to the applicant, the property contains 5.04 acres of wetlands. Wetland development and management will be addressed as part of the overall development of the property. The wooded area on the east part of the property will remain as part of the initial development. Stormwater detention will be provided onsite in accordance with the City of Broken Arrow Engineering Design Criteria Manual.

According to the Zoning Ordinance, the proposed distribution warehouse facility is required to have at least 189 parking spaces. The maximum number of parking spaces is limited to 125% of the required number of spaces, which would be 236 spaces. The Zoning Ordinance does allow the maximum number of parking spaces to be exceeded when there are unique or unusual characteristics. Applicant has informed Staff that the proposed distribution warehouse facility will have high seasonal staffing requirements. As a result, 495 parking spaces are being proposed.

Consequently, PUD 245 will be developed in accordance with the Broken Zoning Ordinance and the use and development regulations of the IL district with two exceptions:

- The western most drive to Houston Street will be less than 200 feet from the parking lot drive on the south side of Houston Street.
- There will be 495 parking spaces, which exceeds the maximum of 236 parking spaces.

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	Public/Semi Public	PUD 176/RD and A-1	Gatesway
East	Level 6	A-1	Undeveloped.
South	Level 7	IL and IH	Light industrial and concrete manufacturing
West	Level 6	IL	Light industrial and undeveloped

On October 7, 2008, the City Council approved BACP 99 to change the Comprehensive Plan designation on the property from Level 6 to Level 7. Simultaneously, BAZ 1816, a request to change the zoning on this property from A-1 to IH, was also submitted. BACP 99 and BAZ 1816 were approved, subject to the property being platted. The property has not been platted; therefore, the zoning remains A-1 and the Comprehensive Plan designation remains Level 6. IL zoning is considered to be in accordance with the Comprehensive Plan when it is done with a PUD.

- Attachments:**
- Case map for PUD 245 and BAZ 1950
 - Aerial photo
 - Comprehensive Plan
 - PUD 245 design statement
 - Conceptual site plan

Case history maps for BACP 99
Case history may for BAZ 1816

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 245 and BAZ 1950 be approved as presented, subject to the property being platted. In addition, Staff recommends that BACP 99 and BAZ 1816 be dismissed.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM