



City of Broken Arrow

Fact Sheet

File #: 18-196, Version: 1

Broken Arrow Planning Commission

01-25-2018

To: Chairman and Commission Members

From: Development Services Department

Title:

Public hearing, consideration, and possible action regarding PUD (Planned Unit Development) 271 and BAZ-1994, Bill Knight Collision, 2.74 acres, CH, north of Kenosha Street, west of 9th Street

Background:

Applicant: Khoury Engineering, Inc.

Owner: Chick-Fil-A Inc.-02821

Developer: Bill Knight Collision

Engineer: Khoury Engineering, Inc.

Location: North of Kenosha Street, west of 9th Street

Size of Tract 2.74 acres

Number of Lots: 1

Present Zoning: CH

Comp Plan: Level 6 (Regional Employment/Commercial)

Planned Unit Development (PUD) 271 and BAZ-1994 involve a 2.74-acre undeveloped tract located north of Kenosha Street, west of 9th Street. Applicant is requesting that a portion of the site (1.96 acres) be rezoned from CH (Commercial Heavy) to IL/PUD-271 (Industrial Light) and that PUD-271 be approved for the entire site.

The project site was originally platted as part of Lynn Lane Terrace on May 7, 1973 and later amended as Lynn Lane Terrace Amended on February 24, 1977. Previous lot splits created lots within this plat for Walgreens (BAL-833) on April 24, 2003 and for Chick-Fil-A (BAL-1056) on May 8, 2014. A Lot Split for Lynn Lane Terrace Amended in 2015 created two new tracts including the 1.06-acre site where Andy's Custard is now located and the 2.74-acre site that is the subject of the current rezoning and PUD request.

With BAZ-1994, the applicant is requesting that the zoning designation for 1.96 acres of the 2.74-acre site, along the west and north sides of the site, be amended from CH to IL/PUD-271 to accommodate an automotive major repair use for Bill Knight Collision (Area A). The remainder of the site will remain as CH, and it is anticipated that the future use may be a fast food restaurant (Area B). The following compares the Zoning Ordinance requirements to the development standards proposed for each use area of PUD-271.

CHANGES REQUESTED WITH PUD-271

REQUIREMENT	ZONING ORDINANCE	PUD-271, Area A	PUD-271, Area B
Land Use	Uses permitted in the CH District under current zoning	Uses permitted within IL with rezone	Uses permitted within the CH District except that sexually oriented business shall not be a permitted use
Zoning Classification	CH (existing)	IL/PUD-271	CH/PUD-271
Net Developable Area	N/A	1.96 acres	0.78 acre
Proposed Building Area	N/A	12,000 sq ft	Not yet determined
Minimum Lot Area	CH District - None IL District - 12,000 sq ft	As permitted within the IL Zoning District	As permitted within the CH District
Maximum Floor Area Ratio Per Lot	No building coverage maximum	As permitted within the IL Zoning District	As permitted within the CH Zoning District (Conceptual site plan with 26 parking spaces allows for a
Minimum Lot Frontage	CH - 50 ft IL - 50 ft (100 ft when abutting arterial)	As permitted within the IL Zoning District	As permitted within the CH Zoning District
<u>Minimum Building Setbacks</u>			
From ROW line of Kenosha Street	CH - 50 ft IL - 50 ft (when abutting arterial)	50 ft	50 ft
West boundary	CH & IL - 0 ft in same district IL - 30 ft (front setback used on corner lot)	30 ft	0 ft
East Boundary	CH - 0 ft (in same district)	0 ft	0 ft
North boundary (rear setback)	CH - 30 ft IL - 30 ft	30 ft	20 ft
Maximum Building Height	50 ft	As permitted within the IL Zoning District	As permitted within the CH Zoning District
Freestanding Signage	Max. 20 ft in height, sign area of 500 sq ft for multiple users, and 300 sq ft for a single user.	One (1) sign not exceeding 12 ft in height and 75 sq ft in display area. Sign base to be made of materials similar to building. Minimum sign setback to comply with Zoning Ordinance.	One (1) sign not exceeding 12 ft in height and 100 sq ft in display area. Sign base to be made of materials similar to building.

Parking Ratio	Per Table 5.4.1 - Restaurant - 1 space/100 sq ft, drive-through requires stacking space for 8 vehicles - Vehicle service and repair, major - 1 space/400 sq ft -Per Table 5.4.4, when 26-50 parking spaces are required, 2 handicapped spaces are required	As required by the applicable uses as set forth within the Broken Arrow Zoning Code.	Minimum requirements for parking and loading per Zoning Ordinance.
Exterior Building Material	Building facades facing public or private streets to be constructed of masonry materials.	Building facades facing the public ROW, especially Kenosha Street as an arterial street, will be finished with masonry.	Building facades facing the public ROW, especially Kenosha Street as an arterial street, will be finished with masonry.
Landscape and Screening Requirement	- 10-foot landscape edge adjacent to roadways. - Parking lots and drive aisle landscaping req. - Interior parking lot landscaping req. - Screening of refuse collection,	Per Zoning Ordinance except as noted: - 1 tree per 30 linear ft along Kenosha Street - 1 tree per 50 linear ft along 6 th Street, as well as shrubs, with irrigation - minimum 10-ft wide landscape edge	Per Zoning Ordinance except as noted: - No less than 6-ft wide for internal landscape borders. Landscape buffer along Kenosha Street shall not be less than 10 ft in width.
Screening Requirement	-8-ft screening fence between nonresidential and residential districts. -All mechanical and HVAC equipment to be screened from public view.	Per Zoning Ordinance: - 8-ft masonry wall at rear of site abutting RM district - HVAC equipment to be screened - Outdoor refuse receptacles will not be located in setback areas and will be screened from view on all sides with a 6-ft to 8-ft opaque fence or wall	Per Zoning Ordinance: - HVAC equipment to be screened - Outdoor refuse receptacles will not be located in setback areas and will be screened from view on all sides with a 6-ft to 8-ft opaque fence or wall
Lighting	-Lighting and photometric plan to be submitted with site plan per Section 5.6. - Maximum light pole height varies by distance to residential district (from 16ft to 35") but shall not exceed a maximum of 35 ft.	Exterior lighting to be in accordance with COBA requirements (Section 5.6). Photometric study to be submitted prior to installation of any light poles or building wall packs.	Exterior lighting to be in accordance with COBA requirements (Section 5.6). Photometric study to be submitted prior to installation of any light poles or building wall packs.

The attached renderings and building elevations, depict three types of brick veneer along the lower portion of the façade and wrap the front corners of the building. Architectural metal is shown for the upper portion of the

façade. The entry feature includes an exterior insulation and finish system (EIFS) surrounding a clear anodized tinted glass wall system with a louvered sunshade system along the west elevation of the lobby area. Material colors include white, beige, brown and gray. Per the Zoning Ordinance, vertical exteriors that are facing a public or private street are to be finished with masonry. Materials other than masonry may be considered and approved by the Planning Commission. Subsequent to submitting the renderings and elevations, the applicant has modified the PUD to state that the building facades facing the public right-of-way, especially Kenosha Street as an arterial street, will be finished with masonry.

PUD-271 indicates that all mechanical and HVAC equipment will be screened from public view as required by the Zoning Code. The proposed elevations do not identify the height of any roof-mounted mechanical equipment, including the ventilation system required for auto body shops. Final building elevations will need to demonstrate that the parapet will screen all roof-mounted equipment. Any ground-mounted equipment will need to be screened through the use of ornamental fences, screening enclosures, or landscaping that forms an opaque visual screen.

The property is designated as Level 6 in the Comprehensive Plan. While IL zoning is considered to be in conformance with the Comprehensive Plan in Level 6 when it is done in conjunction with a Planned Unit Development (PUD), the City Council has consistently expressed concern about major vehicular (car lots/major car repair) facilities along Kenosha Street from Elm Place to Lynn Lane. Automotive facilities that have occurred along this stretch in recent years have been approved through ordinance and have required a minimum of two and one half (2.5) acres. In addition, this corridor has shown development of restaurant and retail uses. Rotating the site plan so that the major automotive repair facility is located at the rear (north) of the site and the restaurant use along Kenosha Street will allow for these types of uses to continue along the arterial street. With the PUD, the applicant may request an Integrated Development Identification sign that will provide signage along Kenosha Street for the major automotive use.

The property associated with BAZ-1994 and PUD-271 will need to be replatted. Access to the site is proposed to include an existing driveway along Kenosha Street that is utilized by Andy’s Custard and will require a Mutual Access Easement. Two additional access points are proposed along 6th Street.

According to the FEMA maps, none of the subject property is located in the 100-year floodplain.

Surrounding land uses and zoning classifications include the following:

Location	Development Guide	Zoning	Land Use
North	Level 3	RM	Public Safety Complex
East	Level 6	CH	Andy’s Custard and Chick-Fil-A
South	Level 6	CH	Kenosha Street and Undeveloped Tiger Hill beyond
West	Level 1	CH	Cotton Patch Café and Automotive Repair and Detailing

Attachments: Case map
Aerial
PUD-271 Development Standards, Revised January 22, 2018
Building Renderings and Elevations
Lynn Lane Terrace Lot Split

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-271 and BAZ-1994 be approved if the site plan is rotated so that the Industrial Light (IL) use is located at the rear of the site and Commercial Heavy (CH) use is located at the front of the site along Kenosha Street, subject to the following modifications made to the development standards associated with PUD-271.

1. The site plan shall be modified so that the Industrial Light (IL) use is located at the rear of the site and the Commercial Heavy (CH) use is located at the front of the site along Kenosha Street.
2. The PUD shall be modified to clarify that uses permitted within the CH District, outright, shall be permitted except that sexually oriented business shall not be a permitted use. Any uses requiring a Specific Use Permit in the CH District shall be subject to approval of a Specific Use Permit.
3. The property shall be replatted and shall include a Mutual Access Easement across Area A, Area B and the Andy's Custard lot (Tract A, Part of Lot One (1), Block Two (2) of Lynn Lane Terrace Amended).
4. The project shall be limited to one driveway along 6th Street that shall align with the driveway for the property to the west.
5. Consistent with language set forth in PUD-271, building facades facing the public right-of-way, especially Kenosha Street as an arterial street, will be finished with masonry.
6. Final building elevations shall demonstrate that the parapet will completely screen all roof-mounted equipment.
7. Any ground-mounted equipment shall be screened through the use of ornamental fences, screening enclosures, or landscaping that forms an opaque visual screen.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

JMW