

November 17, 2015

Outline Development Plan

Prepared for: JDC Property Group, LLC

Distribution Warehouse, E. Houston St./E. 81st St. S. Broken Arrow

CTA JOB NO. 154024-00

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Nov.18, 2015
BROKEN ARROW
DEVELOPMENT SERVICES



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Purpose

The objective of this document is to comply with the City of Broken Arrow's zoning ordinance for a Planned Unit Development (PUD) which requires an Outline Development Plan (ODP) be submitted as part of the PUD application packet.

Development Description

The proposed site development is intended to be used for a warehouse distribution facility with semi-trailer parking, commuter parking lot, access road, two entrance drives, water service connection and fire hydrants, sanitary sewer service connection, storm sewer, and a storm water detention pond. The facility will be used for the processing, storage, handling, loading, unloading, and shipping of packages. No manufacturing will be performed at this facility. ODP plan drawings are including with this report which include the following:

C-001	Cover Sheet
C-101	Existing Site
C-102	Site Vicinity
C-103	Comprehensive Plan for Broken Arrow
C-104	Preliminary Site Plan
JA	Jurisdictional Assessment

The property legal description is:

THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE US GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT: AN EIGHT (8) FOOT STRIP OFF THE SOUTH SIDE THEREOF FOR HIGHWAY PURPOSES.

The site area is 39.89 acres (1,737,780 sq. ft.). The proposed building footprint is 253,952 sq. ft. No subdivision of the parcel is being made as part of the site development and associated plat to be submitted to the City later as part of the platting process.

The existing site is undeveloped pasture land with a wooded strip on the east third, north perimeter, and south perimeter of the site. The property contains 5.04 acres of wetlands. The wetland sections were reviewed and discussed in the Phase I Environmental Site Assessment (Project No. 04157722) by Terracon dated April 22, 2015. A map of the wetlands titled Jurisdictional Assessment was created by Terra Technologies on April 22, 2015. Wetland development and management will be considered separately from the PUD but will be addressed as part of the overall development of the property. Terra Technologies, Inc. out of Kansas City will perform the wetland management.

The ground slopes primarily to the east and southeast with slopes ranging from 1-3% on average across the site. Drainage across the site is overland sheet flow to the south east with small depressions carrying run off in the southeast quadrant. With the addition of building roof surface, parking, and paved roadways, the runoff will increase significantly. Therefore, a storm water detention pond will be needed to maintain the runoff at or below the present undeveloped level of discharge.



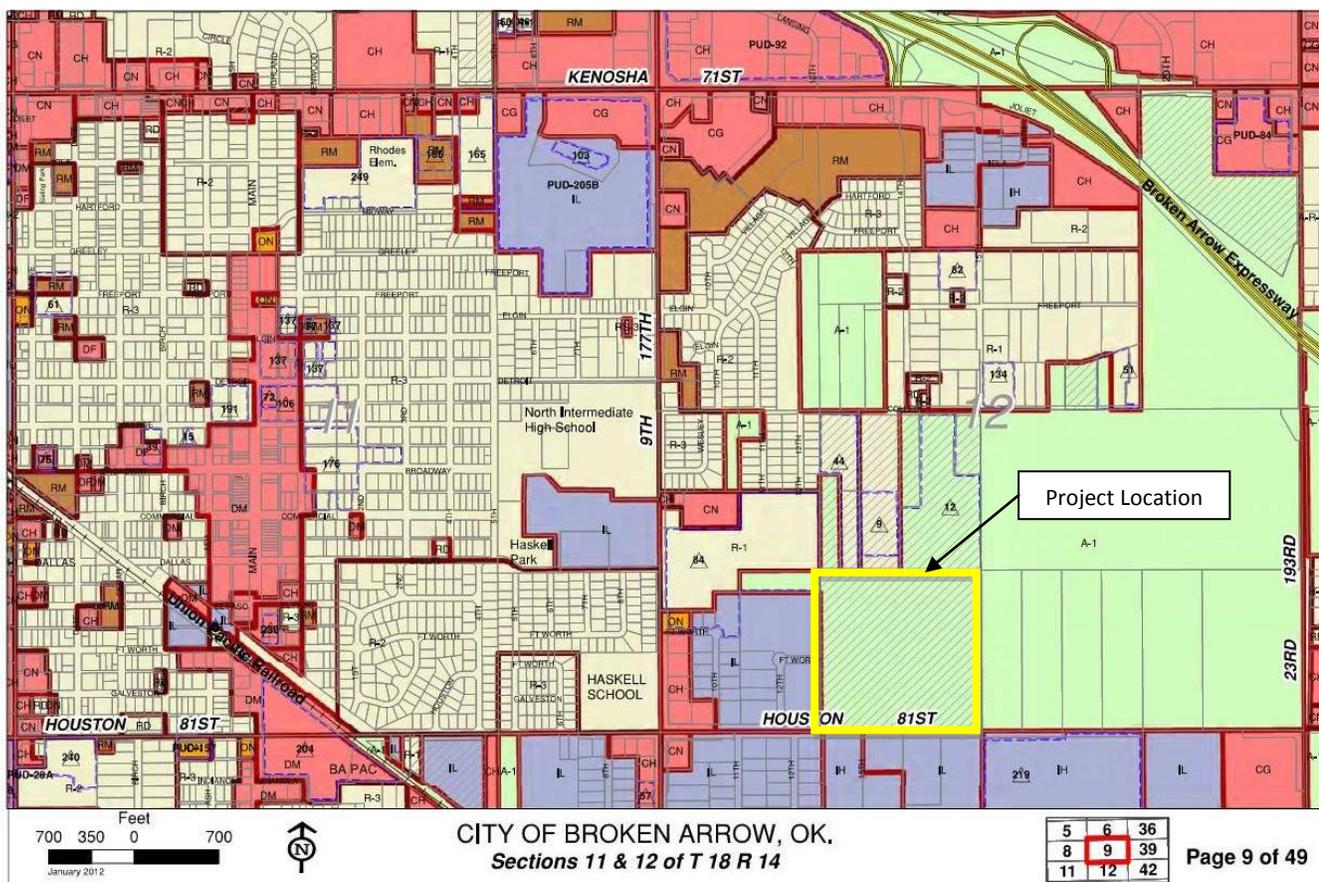
The proposed facility will have two drive entrances and a landscaped frontage on Houston St./81st St. The commuter parking lot will include landscaping islands with trees. Drainage design for the site will collect runoff and direct all runoff to the stormwater detention pond at the southeast edge of the property. Release of stormwater will be controlled and maintained at or below pre-developed conditions. The trees along Houston St./81st St. from the west property line to just beyond the east edge of the proposed chain link fence will be removed. The remaining wooded areas of the property will remain. The development will remove/affect the wetland sections #1, #2, #3, Intermittent #1 shown on the Jurisdictional Assessment map.

No portion of the property will be public open space. Grass areas between the right of way and parking lot and contained within the chain link security fence will be maintained by the property owner. Maintenance of the Landscaped areas will be by the property owner.

The public will benefit from the services provided by the employment opportunities and business taxes paid by this facility.

Zoning

Zoning for this property is currently A-1 Agriculture. The Broken Arrow Comprehensive plan shows this property being Level 6, Industrial Light District.



The land use non-residential intensity computed per the formula in Section 4.E.c.i. of the Zoning Ordinance is 39.89 acres (gross land area) X 0.75 = 29.91 acres (max permitted floor area). **Actual floor area is 5.8 acres which is below the maximum permitted area.**

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The zoning ordinance Table 4.1-4: Dimensional and Density Standards – Nonresidential Districts provides the lot dimensions, minimum setbacks, and maximum building height for the IL: Industrial Light zoning category. **No exceptions to this standard are proposed.**

Dimensions and Density Standards: Proposed Development Compared to Table 4.1-4 from BA Zoning Ordinance									
District	Lot Dimensions			Minimum Setbacks (ft)					Max Height (ft)
	Lot Area (sf)	Min Lot Frontage (ft)	Building Coverage (%)	Front Setback	Rear Setback	Side abutting property in same district	Side abutting property in non-res district	Side or rear abutting property in residential or A-1 district	
Industrial Light: IL	Min 12,000	50 (100 if lot fronts arterial)	None	30 (50 if abut arterial)	30	0	30	50	50, or 4 stories
Proposed Development	1,737,780	310.33	13.54	408	94.74	170	843	83	40

Review of Chapter 5: Development Standards Requirements

Section 5.2 Landscaping, Trees, Screening, and Fencing

The PUD for this site is for a New Development so the standards of Chapter 5 of the Broken Arrow Zoning Ordinance apply. A Landscaping Plan will be created following site plan approval. We recognize that the Landscaped Edge along the frontage to 81st St. and the Interior Parking Lot Landscaping must be addressed in accordance with the Zoning Ordinance. A landscape edge of at least 22 feet in width shall be provided from the south property line next to Houston Street to the back of the curb for the parking lot abutting Houston Street. A five-foot wide sidewalk will be constructed in accordance with the Subdivision Regulations along Houston Street. The sidewalk along Houston Street is allowed to be placed or meander into the 22-foot wide landscape area. Watering of landscaping will be provided through use of a combination of drip irrigation and/or underground sprinkling system. Trees will be chosen from the City’s approved list from the Zoning Ordinance. Trees and shrubs shall meet the size requirements of the Zoning Ordinance. As per the Zoning Ordinance, a berm of at least three feet in height can be used in lieu of the shrubs along Houston Street.

We understand that a written certification stating that all landscaping has been installed in accordance with the approved landscape plan shall be submitted to the Development Service Department prior to a final certificate of occupancy being issued. A temporary occupancy permit may be issued for up to 120 days for landscape installation.

The fencing will include a perimeter fence around the building and semi-trailer parking. The commuter parking lot will be unfenced. Access to the fence will be by two security gates. The east and west fence will be 6’ tall chain link fence. The south fence facing Washington (81st) will be 6’ tall metal ornamental fence. The fence on the north side of the building will be 8’ tall opaque fence to provide screening to residential property. As shown on the conceptual site plan, the eight-foot high fence along the north boundary will also be extended along the west boundary where the property abuts residentially zoned property.

Section 5.3 Transportation and Access

As shown on the conceptual site plan, vehicle access to the site will be from Houston (81st) with two 36 foot wide drive entrances. There will not be any access to Ft. Worth Street to the west. Since the east one-third of the site is heavily wooded and has more wetlands, the building and parking are to be constructed toward the west side of the lot. The west drive entrance 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 entrance. The Zoning Ordinance section 5.3.B.3.b states:



“...In addition, the centerline of access point shall either align with or be offset at least two hundred feet (200’) from any access points on the opposite side of the arterial street when a raised center median within the arterial is not present.”

The west drive entrance has 75 foot radius curves to allow for safer exits and entrances for semi trailers. However, due to this it will not be possible to align the centerline of this drive with a drive across the street nor can it be placed 200’ from the centerline of both drives across the street since they are only 300’ apart. The drives across the street is for Russ Electric Inc with the west drive being 21 foot wide with 15 foot radius and the east drive 42’ wide with no radius. The centerline of the Russ Electric Inc west drive is 34’ east of the west property line. The safest option, which best serves the parking arrangement needs for this site, is to have the proposed west drive be located 84.8’ east of the west Russ Electric Inc drive and 177.4’ west of the east drive.

As part of the PUD, we are requesting an exception for the spacing for the west drive access to be permitted to be less than 200’ from the Russ Electric Inc drives. Access to the site from Houston Street will be as shown on the conceptual site plan.

Section 5.4 Off-Street Parking and Loading

The facility use category is Warehouse and Freight Movement. Table 5.4.1 Off-Street Parking Schedule A refers this category to Schedule B. The minimum parking spaces required for the facility is 1 per 300 sq. ft. of office space and 1 per 1,500 sq. ft. for 50,001+ sq. ft. warehouse space.

Total parking spaces minimum: Office area $7,518 \times 1/300 = 25$ spaces
 Warehouse area $246,433 \times 1/1,500 = 164$ spaces
 Total = 189 spaces
 Handicapped = 6 min. required (151-200 required spaces Table 5.4.4)

Maximum allowed parking spaces: $189 \times 125\% = 236$ spaces
(from section 5.4.D.4.a)

Total proposed spaces: Auto Parking - 495 total spaces – 9 Accessible = 486 spaces
 HD Van Staging – 63 spaces
 Tractor Parking – 11 spaces
 Long Trailer Parking – 25 spaces
 28’ Trailer Parking – 75 spaces

The proposed parking spaces exceed the maximum typically permitted parking spaces. Section 5.4.D.4.b.ii provides the following exceptions:

- (A) The proposed development has a restaurant, unique or unusual characteristics such as high sales volume per floor area or low parking turnover, which create a parking demand that exceeds the maximum ratio and which typically does not apply to comparable uses; and,
- (B) The parking demand cannot be accommodated by on-street parking, shared parking with nearby uses, or by increasing the supply of spaces that are exempt from the maximum ratio; and,
- (C) The request is the minimum necessary variation from the standards; and,

The proposed facility qualifies under these exceptions due to unique characteristics of the business which is the high seasonal distribution staffing requirements. The parking count is based on projection for future organic growth/hiring. Therefore, we are requesting permission for the additional parking spaces which are essential to the proper operation of this facility.



Section 5.6 Exterior Lighting

The Lighting Plan will be submitted to the City with preliminary plans. Lighting will comply with section 5.6 of the Broken Arrow Zoning Ordinance.

Section 5.7 Signs

Proposed signs will be on the exterior of the building facades and the only ground mounted sign along the street may be an address location sign which will be shown in the Preliminary Plan submittal.

Section 5.8 District-Specific Standards

Building front façade facing E. Houston St./E. 81st St. S. will be designed to comply with Section 5.8.H.1 and will consist of one or more of the approved materials which are masonry, concrete panels, glass block, glass curtain walls, EIFS, or stucco.

PUD Zoning Exceptions

Property will be developed in accordance with Broken Arrow Zoning Ordinance except for:

- The spacing for the west drive access will be less than 200' from the Russ Electric Inc drives across the street, as shown on the site plan.
- There will be 495 parking spaces which exceed the maximum of 236 calculated from Zoning Ordinance section 5.4.D.4.a.

