



# City of Broken Arrow

## Request for Action

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**File #:** 19-469, **Version:** 1

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**Broken Arrow Planning Commission**  
**04-25-2019**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:**

**Public hearing, consideration, and possible action regarding PUD-289 (Planned Unit Development) and BAZ-2025 (Rezoning), Harvest Center, 75.03 acres, A-1 to PUD-289/IL, located one-half mile north of Houston Street (81<sup>st</sup> Street), west of 23<sup>rd</sup> Street (County Line Road)**

**Background:**

|                         |   |
|-------------------------|---|
| <b>Applicant:</b>       | Lou Reynolds, Eller & Detrich, P.C.   |
| <b>Owner:</b>           | Margaret C. Scraper, Trustee  |
| <b>Developer:</b>       | Margaret C. Scraper, Trustee  |
| <b>Engineer:</b>        | Tulsa Engineering and Planning Associates, Inc.   |
| <b>Location:</b>        | One-half mile north of Houston Street (81st Street), west of 23rd Street (County Line Road) |
| <b>Size of Tract</b>    | 75.03 acres   |
| <b>Present Zoning:</b>  | A-1   |
| <b>Proposed Zoning:</b> | PUD-289/IL  |
| <b>Comp Plan:</b>       | Level 6   |

Planned Unit Development (PUD)-289 involves a 75.03 acre parcel located one-half mile north of Houston Street (81<sup>st</sup> Street), west of 23<sup>rd</sup> Street (County Line Road), on the south side of College Street. In conjunction with PUD-289, applicant has submitted BAZ-2025, a request to change the underlying zoning from A-1 (Agricultural District) to IL (Industrial Light).

According to the PUD design statement, the project is planned as a light industrial complex. As part of PUD-289, the property is divided into two development areas, A and B. The project will be platted and developed in phases, with Development Area A being the first area to developed.

Harvest Center is proposed to be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the IL district, except as summarized below.

### SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

| Item                                      | Broken Arrow Zoning Ordinance   | PUD-289 Request   |
|---|---|---|
| Permitted Uses                            | As allowed in the IL district.  | Limited to Office; Office Business and Professional; Research Laboratory, General Industrial Service; Assembly, Light; Manufacturing, Light; Office Warehouse; Storage Yard, Warehouse; and Wholesale Establishment   |
| Minimum Lot Frontage                      | 50 feet, 100 feet if on an arterial street  | 150 feet  |
| Minimum Building Setback                  | <u>Development Area A</u> North: 30 feet East: 0 feet South: 50 feet West: 50 feet Internal lot lines: 0 feet <u>Development Area B</u> North: 30 feet East: 50 feet South: 50 feet West: 0 feet Internal lot lines: 0 feet   | <u>Development Area A</u> North: 30 feet East: 25 feet South: 30 feet West: 50 feet Internal lot lines: 0 feet <u>Development Area B</u> North: 30 feet East: 25 feet South: 30 feet West: 30 feet Internal lot lines: 0 feet   |
| Landscaping, trees, screening and fencing | Landscape edge next to street frontage has to be at least 10 feet in width. One tree per 50 lineal feet of street frontage, plus one tree per 15 parking spaces. Trees from the approved tree list have to be 2-inches in caliper. At least 10% of the site has to be landscape open space. | Landscape edge next to College Street and 23 <sup>rd</sup> Street has to be at least 20 feet in width. The landscaping along East College Street will include a berm at least forty-two (42) inches tall along the entire length of the parking areas within two hundred (200) feet of East College Street. All trees installed within the landscaped edge shall be medium to large trees as identified in the approved tree list of the Zoning Ordinance and shall be permanently maintained. At least fifty (50) percent of the trees along East College Street and South 23rd Street shall be evergreen. At least twenty-five (25) percent of each lot shall be landscaped open space. |

|  |   |   |
|--|---|---|
| Service, storage, and off-street loading areas | Screened with durable, sight-obscuring walls and/or fences of 6 - 8 feet in height. Screening material shall be the same as, or of equal quality to, the materials used for the primary building and landscaping.   | As per the Zoning Ordinance and no service, storage or off-street loading areas shall be located closer than two hundred (200) feet from the northerly boundary or two hundred (200) feet from the easterly boundary of the Project.  |
| Exterior Lighting                              | Light poles can be 16 to 35 feet in height depending upon their location and whether or not a photometric is submitted.   | Per the Zoning Ordinance, except that all exterior lighting in the parking and vehicular drive areas shall be shielded and the light poles shall be limited to twenty (20) feet in height from grade. A photometric will be submitted. In addition, all wall packs shall be shielded with the light directed downward.  |
| Freestanding Signs                             | Up to 30 feet in height and up to 500 square feet with multiple users and 300 square feet for a single user. However, no signs shall be located within 50 feet of any residentially zoned district. Any sign located within 50 feet to 100 feet of a residentially zoned district shall be limited to 8 feet in height and 64 square feet. No flashing, twinkling, or animated sign shall be located within 20 feet of the right of way line or within 200 feet of a designated residential district. Any sign within 200 feet of a residential district is limited to 300 square feet. | One monument sign per lot with a maximum height of 10 feet. All monument signs shall have a base constructed of material that complement the building (s) on the lot and shall be set in a landscape bed. The maximum display surface area shall be as permitted by the Zoning Ordinance. One integrated development sign for the overall project allowed along 23 <sup>rd</sup> Street. The integrated development sign is limited to 25 feet in height and 150 square feet. |

#### 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    | Levels 1 and 6     | A-1, R-1, SP 51 and SP 134 | Two churches, large lot single family residential, and undeveloped. |
| East     | Level 6 (BACP 141) | PUD-231/IL                 | Undeveloped   |
| South    | Level 6            | A-1                        | Undeveloped   |
| West     | Public/Semi Public | A-1                        | Undeveloped   |

The property associated with PUD-289 and BAZ-2025 is designated as Level 6 in the Comprehensive Plan. IL (Light Industrial) zoning is considered to be in conformance with the Comprehensive Plan when done as part of a PUD. With PUD-289, applicant has incorporated the following design elements to make the property compatible with the surrounding land uses:

- Limited the uses permitted on the property.
- Increased the width of the landscaped edge along street frontages from 10 feet to 20 feet. In addition, the amount of landscaping required along the street frontages is doubled.
- Amount of landscaped open space increased from 10% per lot to 25% per lot.
- A berm, at least forty-two (42) inches tall, will be provided along the entire length of the parking areas within two hundred (200) feet of East College Street.
- Service, storage, and off street storage areas required to setback at least 200 feet from the north and east boundaries.
- Parking lot light poles limited to 20 feet in height and any wall packs attached to the building will be shielded with the light directed downward. A photometric will be submitted.
- Freestanding signs limited to 10 feet in height. Project identification signage limited to 25 feet in height, 150 square feet.

According to FEMA maps, none of the property is located in a 100-year floodplain area. However, there is an existing drainage channel and pond in Development Area B. Stormwater detention requirements for this site will be addressed as part of the platting process.

Water and sanitary sewer service will be provided by the City of Broken Arrow. The site is well served by several large water lines. There is an existing sanitary sewer line along 23<sup>rd</sup> Street along 23<sup>rd</sup> Street. As part of the platting process, a new sanitary sewer line will be constructed along the south part of the property.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
PUD-289 design statement

**Recommendation:**

Based upon the Comprehensive Plan, the PUD submitted with BAZ-2025, the location of the property, and the surrounding land uses, Staff recommends that PUD-289 and BAZ-2025 be approved, subject to the property being platted and the following change made to the design statement:

1. Page 7, Signs - Add that monument signs for each lot shall be limited to 100 square feet in size. The revised design statement incorporating this change shall be submitted to Staff by May 1, 2019.

**Reviewed and approved by:**      **Larry R. Curtis**

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BDM