

PUD Request

24055 East Highway 51, Broken Arrow, OK 74014

The property associated with this PUD shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulation of the CN (Commercial Neighborhood) district, except as note below.

Parking

-Existing: The parking requirement is 1 space per 200 SF of building area plus one space per pumping station. Based on building area of 6,321 GSF and 14 pump spaces, this requires 46 spaces.

-Propose: Modify the parking requirement to 1 space per 300 SF of building area plus one space per pumping station. The spaces for the pumping station are proposed to occur at the actual pump and not in the parking lots stalls. Based on building area of 6,321 GSF and 14 pump spaces, this requires 22 parking spaces and 14 pumping station spaces accounted for at the pumps.

-Existing: For site plans of 2.5 acres or less in size, no parking space shall be located more than 50' from a landscaped area.

-Propose: Modify so that for site plans of 2.5 acres or less in size, no parking space shall be located more than 70' from a landscaped area.

Drives

-Existing: The maximum drive width shall be 36' wide.

-Propose: Modify to allow for a maximum drive width of 40' wide.

-Existing: The maximum drive curb radius is 15'.

-Propose: Modify to allow for a maximum drive curb radius of 25' for access to Highway 51 and 40' for access to Oneta Road.

-Existing: The distance between the centerline of the driveways and the centerline of intersecting streets shall be a minimum of 250'.

-Propose: Modify to allow for distance between the centerline of the driveways and the centerline of intersecting streets shall be a minimum of 210'. Only one point of access shall be allowed to State Highway 51, and only one point of access shall be allowed to Oneta Road. The access points shall be located as shown on the conceptual site plan.

-Existing: All curb cuts shall be spaced at least 250' apart, centerline-to-centerline. In addition, the centerline of the access point shall either align with or be offset at least 200' from any access points on the opposite side of the street when a raised median is not present.

-Propose: Modify to allow all curb cuts shall be spaced at least 120' apart, centerline-to-centerline. In addition, the centerline of the access point shall either align with or be offset at least 80' from any access points on the opposite

side of the street when a raised median is not present. The access point shall be located as shown on the conceptual site plan.

Signs

-Existing: No freestanding sign is permitted within 1,500 feet of a preexisting off-premises advertising sign.

-Propose: Modify so that no freestanding sign is permitted within 300 feet of a preexisting off-premises advertising sign.

-Existing: A freestanding sign shall not exceed 20' in height except as modified by the following: additional height may be granted for additional setbacks, measure from the ultimate right-of-way line on a 1' vertical to a 2' horizontal basis, to a maximum of 30' high.

-Propose: Modify to a freestanding sign shall be installed in accordance with the Zoning Ordinance, but shall not exceed 30 feet' in height. Sign shall be located at least 20 feet away from the property line. Display area of sign shall not exceed 100 square feet per side and shall have a maximum of 2 sides.

Setbacks

-Existing: In a CN zoning district, the minimum front yard building setback is 50'.

-Propose: Modify to in a CN zoning district, the minimum front yard building setback is 40'.

Existing: In the CN zoning district, the minimum rear yard building setback is 30 feet.

Propose: Modify so that the minimum rear yard setback is 25 feet.

Landscaping

-Existing: The landscape edge shall be a minimum width of 10'.

-Propose: Modify so that the landscape edge shall be a minimum width of 12'.

Existing: One tree is required per 50 lineal feet of street frontage.

Propose: Landscaping shall be provided in accordance with the Zoning Ordinance except that one tree shall be installed per 30 lineal feet of street frontage along both State Highway 51 and Oneta Road. The required trees shall be located adjacent to the respective street frontage. All trees installed on the property shall be medium to large trees, except where there are conflicts with overhead power lines.

Lighting

-Existing: Light poles shall not be placed in utility easements adjacent to street right-of-ways.

-Propose: Modify to allow one light pole to be placed in utility easements adjacent to street right-of-ways and property owner assumes all liability and replacement responsibilities for any damage to light poles placed in utility easements. The light shall be a maximum of a 14' high pole and located near the air machine as shown on the conceptual site plan.

Additional Requirements and Allowances

-An 8' high opaque screen fence is required along the north property line. Fence shall be installed in accordance with the Zoning Ordinance along the north property line, except that it shall not be installed over the existing sanitary line at the northwest corner of the property. The commercial property owner shall be responsible for the maintenance of the fence. Since the fence will be installed along the common property line, installation of the fence shall be coordinated with the adjacent property owner.

-Freestanding signs, including the pole structure, shall be covered/constructed so that the facing material is similar to the building facing material.

-At the driveways, lanes shall be stripped for entrance and exit lanes.

-If allowable by Oklahoma Department of Transportation, a paved shoulder taper transition will be provided along Highway 51 to transition to driveway.

-One sculpture shall be allowed on the site with an overall height of 8' tall measure from the top of foundation. Sculpture shall have a footprint no larger than 4' X 9'.