



City of Broken Arrow

Request for Action

File #: 18-1410, Version: 1

**Broken Arrow Planning Commission
12-20-2018**

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding PUD-284 (Planned Unit Development) and BAZ-2020 (Rezoning), Attic Storage, B.A., 10.15 acres, R-2/CH to PUD-284/CH and IL, located one-quarter mile east of Aspen Avenue (145th East Avenue), north of Tucson Street (121st Street)

Background:

Applicant: Khoury Engineering, Inc.
Owner: BA Corner, LLC
Developer: BA Corner, LLC
Engineer: Khoury Engineering, Inc.
Location: One-quarter mile east of Aspen Avenue, north of Tucson Street
Size of Tract 10.15 acres
Present Zoning: CH
Proposed Zoning: CH and IL/PUD 284
Comp Plan: Level 6

Planned Unit Development (PUD)-284 involves a 10.15-acre parcel located one-quarter mile east of Aspen Avenue, north of Tucson Street. With PUD-284, applicant is proposing to develop the property with commercial and mini-storage uses.

In 1980, the City Council approved BAZ-740 to rezone a larger 80-acre area (by Ordinance 832) that designated this project site as R-2, subject to platting. On February 7, 2017, the City Council approved BAZ-1970, a request to rezone a 40.71-acre site from A-1 (Agricultural), RD (Residential Duplex), CN (Commercial Neighborhood), and CG (Commercial General) to CH (Commercial Heavy), subject to the property being platted. The current project site was a part of the overall rezone site. The property remains unplatted.

The project consists of two development areas. Development Area A, at the south end of the site, consists of 2.98 acres and is planned for an 8,500-square-foot commercial user. This area will be developed by others in the future and is anticipated to be retail and/or restaurant uses. Development Area B consists of 7.18 acres and is planned for light industrial use. Two buildings are proposed in this area including a 112,700-square-foot, two-story mini-storage building to the north and a 36,000-square-foot, two-story office/warehouse building to the south to be developed by others, as well as site improvements.

In the CH (Commercial Heavy) district a mini-storage use requires approval of a Specific Use Permit and is limited to 20 percent of the lot area (Section 3.2.D.3d); whereas, mini-storage is a permitted use in the IL (Industrial Light) district. Therefore, the applicant is requesting approval to rezone the 7.18-acre northern portion of the site to IL to accommodate mini-storage as a permitted use.

An industrial minor street is proposed to access the site from West Tucson Street. West Tucson is a primary arterial street where the ultimate required right-of-way is 60 feet. Currently, 50 feet of right-of-way is dedicated, thus, additional right-of-way and utility easement dedication will be required when the site is platted. Section 6.4.7.C of the Engineering Design Criteria Manual states that streets that intersect with arterial streets shall match the location of existing or proposed streets of adjoining subdivisions. As proposed, the street for Attic Storage, B.A. will align opposite S. Sycamore Avenue. As a result of meeting this requirement, the proposed street will be 200 feet from the western driveway for Warren Theatre and, thus, will not meet the 250 feet driveway separation which is being addressed by the proposed PUD. City utilities are available to serve this development.

SUMMARY OF DEVIATION FROM ZONING ORDINANCE

PUD-284 is proposed to be developed in accordance with the Zoning Ordinance and the use and development regulations of the CH and IL districts, except as summarized below:

Item	Zoning Ordinance Requirement	PUD-284 Request
Use Permitted	As allowed in CH and IL districts.	As allowed in CH and IL districts.
Building Setbacks	Section 3.2.D.3.b - a mini-storage facility shall be set back a minimum of 150 feet from any arterial street or limited access highway right-of-way.	Per Zoning Ordinance - Mini-storage building is proposed to be set approximately 800 feet north of W. Tucson Street and 150 feet south of the Creek Turnpike.
	<u>IL</u> • Side - 0 ft/30 ft • Rear - 30 ft	<u>IL</u> • 0 ft from south boundary • 150 ft from Creek Tpke • 30 ft east side line • 50 ft west side line for mini-storage.
	<u>CH</u> • Front - 50 ft, • Side - 0 ft/30 ft • Rear - 30 ft	<u>CH</u> • Per Zoning Ordinance, except 0 feet from the north
Exterior Building Materials	Masonry materials. The use of metal or wood requires the approval of the Planning Commission	Per Zoning Ordinance Building facades facing the public right-of-way will be finished with masonry.
Site Lighting	Outdoor lighting plan to be submitted with Site Plan and may use either the Fixture Height Standard or the Photometric Standard (Section 5.6).	Per Zoning Ordinance
Landscaping	One tree per 50 lineal feet, plus one tree per 15 parking spaces.	Per Zoning Ordinance

	Dev. Area A - approx.. 20 street trees required along with 207 shrubs.	Per Zoning Ordinance
	Dev. Area B. - approx. 2 street trees required along with 20 shrubs.	Per Zoning Ordinance
Dumpster location	Dumpster has to be located behind the front building setback line.	Dumpster will be located at the rear of the building in each Dev. Area.
Access	Access drive required to be 250 feet from the centerline of the intersecting arterial street. On collector streets, the access points are to be 150 feet apart, centerline to centerline.	Proposed street is opposite S. Sycamore Avenue and is approximately 200 feet from the west entrance to Warren Theatre.
Parking Spaces	Retail - 1 per 300 SF	Area A - Per Zoning Ordinance
	Restaurant - 1 per 100 SF	Area A - Per Zoning Ordinance
	Office - 1 per 300 SF	Area A - Per Zoning Ordinance
	Warehouse o 1 per 300 SF (<3,000 SF) o 1 per 650 SF (>3,001 SF)	Area B - Per Zoning Ordinance for office/warehouse
	Mini-storage - 1 per 3,000 SF, 38 spaces are required.	Area B - 25 percent reduction for mini-storage requested in the PUD, 30 spaces proposed.
Signage	One freestanding sign per 150 feet of frontage. For lots with multiple street frontages, the street frontage is not cumulative. Sign height is limited to 20 feet.	Area A - One 18-foot-high freestanding sign with 300 sq ft of sign area.
	The height of the sign can be increased one foot in height for every two feet of setback to a maximum of 30 feet.	Area B - One 18-foot-high freestanding sign with 100 sq ft of sign area.
Screening Requirements	Section 3.2.D.3.a. A mini-storage facility shall be completely enclosed with a brick or other masonry perimeter wall of no less than six feet in height, berming, or intensive landscaping if required by the City.	Mini-storage facility to be completely enclosed with an 8-foot-high masonry perimeter fence/wall as shown in Exhibit A of the PUD.

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	Level 6	A-1	Creek Turnpike
East	Level 6	PUD 220/CH and A-1	Warren Theater and undeveloped
South	Level 2	FD and R-2	Tucson Street, Southtowne Estates, and floodway
West	Level 6	RD and CG	Tributary of Aspen Creek and undeveloped

The site slopes to the west where there is a blue line stream. The FEMA study that was completed in this area studied the stream to the south of West Tucson Street but did not include this area. The developer will need to establish a City of Broken Arrow regulatory floodplain.

The property associated with PUD-284 is shown in the Comprehensive Plan as Level 6. The development proposed with PUD-284 is considered to be in compliance with the Comprehensive Plan in Level 6. IL is considered in accordance with the Comprehensive Plan in Level 6 with approval of a PUD.

Attachments: PUD-284 case map
BAZ-2020 case map
Aerial
PUD-284 & BAZ-2020 Development Standards
Building Elevations and Renderings

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-284 and BAZ-2020 be approved, subject to the following conditions of approval.

1. The property shall be platted within one year of approval of PUD-284 and BAZ-2020.
2. The applicant shall dedicate additional right-of-way and a 17.5-foot utility easement in accordance with Section 6.4.2 of the Engineering Design Criteria Manual.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

JMW