



Fact Sheet

File #: 15-044, Version: 1

Broken Arrow Planning Commission

06-25-2015

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding PUD 238 and BAZ 1939, OK Transmissions, 1.03 acres, CH to PUD 238/IL, located west of the southwest corner of Albany Street and Aspen Avenue

Background:

Applicant: David Center, D.A. Center & Associates
Owner: Wayne Scherado
Developer: Wayne Scherado
Architect: D.A. Center & Associates
Location: West of the southwest corner of Albany Street and Aspen Avenue
Size of Tract: 1.03 acres
Number of Lots: 1
Present Zoning: CH
Comp Plan: Level 6

Planned Unit Development (PUD) 238 involves 1.03 acres located west of the southwest corner of Albany Street and Aspen Avenue at 2221 W. Albany Street. BAZ 1939, a request to rezone this property from CH (Commercial Heavy) to IL (Industrial Light), has been submitted in conjunction with PUD 238. The property is part of Lot 1, Block 1 and Lot 6, Block 1 of Dobbs Park.

Applicant is proposing to construct an automobile transmission shop on the property. In the Zoning Ordinance, transmission shops fall under the classification of "Vehicle Sales and Repair, Major". The use type is not allowed in the CH district, but is a permitted use in the IL district. The property is designated as Level 6 in the Comprehensive Plan. IL is identified as "possible" in Level 6. To be in compliance with the Comprehensive Plan, the IL zoning must be done as part of a PUD. As a result, the applicant has submitted PUD 238 in conjunction with their request to change the zoning from CH to IL.

PUD SUMMARY

Development of the property will be in accordance with the Zoning Ordinance and the use and development regulations of the IL district except as summarized below:

- Maximum building height is limited to 35 feet.
- While access is permitted to Albany Street via the Dobbs Park plat, the only access that will be allowed will be from Beech Avenue, the local street that abuts the property on the west.
- The number of trees provided will increase from one per fifty feet to one per forty lineal feet. All trees will be medium to large trees, except where there are conflicts with overhead power lines.
- Free standing signs limited to 14 feet in height and less than 100 square feet in size.

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	CH	Hotel
East	Levels 6	CH	Convenience store
South	Level 6	CH	Lawn care company
West	Level 6	CH	Undeveloped

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

Attachments: Case map
Aerial photo
Comprehensive Plan
PUD 238 design statement
Conceptual site plan

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 238 be approved as presented.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM