

# ONE Gas Service Center Broken Arrow

Planned Unit Development  
PUD-000725-2023

Date

March 20, 2023

January 9, 2026 *\*amended\**

Location

2421 South 1<sup>st</sup> Place  
Broken Arrow, Oklahoma

Developer

ONE Gas  
15 E. Fifth St.  
Tulsa, OK 74103

Prepared By



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**I. DEVELOPMENT CONCEPT:**

The proposed ONE Gas facility expansion is a continuation of the existing use. The development concept calls for a new Service Center building with accessory storage structures east of the existing buildings. Proposed site improvements include parking, access drives and a material lay-down yard on the eastern portion of the site.

The site has some grade change with most of the variation being on the eastern, undeveloped portion of the site. The slopes in the undeveloped portion range from 1% to 11% with a maximum elevation difference of 6' across the site. The lowest area being on the far eastern portion of the site within 20' of the east boundary. The site is abutting S 1<sup>st</sup> Pl to the west with approximately 373' of frontage. Existing access to the site is from S 1<sup>st</sup> Pl. The proposed expansion plan shows all access drives to the site will remain in place as well as widening of the south driveway. The site is abutting A-1 zoned property used as residential along the north and south boundaries and the abutting use to the east is developed as R-2 with a floodplain reserve stretching approximately 300' from the eastern boundary of the subject property to the nearest residential lot.

Currently, approximately 30% of the site is developed with existing buildings and associated parking. The proposed expansion will be primarily located immediately to the east of the existing service facility with accessory storage to be located further northeast.

The proposed service facility expansion triggers requirements for a rezone from R-1 to CG with a PUD to accommodate the primary and accessory uses associated with a Utility Facility (Major) use. As a precursor to the Rezone/PUD process, a Comprehensive Plan Change Request is required for a change from Intensity Level 2 – Urban Residential to Level 4 – Commercial/Employment Nodes. This Comprehensive Plan Change application was submitted on February 13, 2023. Upon success of the described entitlements, the property will be subject to plat.

This PUD will be developed in accordance with the Broken Arrow Zoning Ordinance and the Use and Development Regulations of the CG, Commercial General District, except as modified herein.

**II. STATISTICAL SUMMARY:**

Total Project Area 15.60 Acres

**III. DEVELOPMENT STANDARDS – Commercial General (CG):**

- Permitted Uses: Uses permitted by right and by Specific Use Permit in the CG (Commercial General) District; including accessory uses incidental and customarily subordinate to Utility Facility, Major, such as fire training
  
- Minimum Lot Frontage 200 feet
  
- Minimum Front Yard 50 feet
  
- Rear Yard 50 feet
  
- Side Yard (Abutting residential or A-1 district) 30 feet  
Side Yard (Abutting same district) 0 feet
  
- Maximum Height None
  
- Maximum Lot Coverage None
  
- Access Limitations Per plat
  
- Open Space 15%

**IV. LANDSCAPING:**

Landscaping shall be provided as existing vegetation with no less than a 50-foot buffer along the eastern boundary. Note: Adjacent floodplain reserve east of eastern boundary provides an additional 300' (minimum) buffer as undeveloped floodplain. All other vegetation to remain for the balance of the site with exception to the area of expansion. This PUD proposes to supplement all referenced fence screening requirements in Section 5.2.B.1.d of the zoning ordinance through the preservation of existing vegetation. The applicant proposes to use all existing security fencing in its current state and match existing fence material for all new security fence installation. The expanded area of this PUD is excessively vegetated which is more than adequate to meet and exceed the Section 5.2.B.1.d requirements.

**V. FENCING:**

All fencing to remain as it currently exists. For security purposes, additional fencing with barbed/razor wire will be added as necessary for public safety. This PUD proposes to supplement all referenced fence screening requirements in Section 5.2.E.2.c of the zoning ordinance through the preservation of existing vegetation. The applicant proposes to use all existing security fencing in its current state and match existing fence material for all new security fence installation. The expanded area of this PUD is excessively vegetated, which is more than adequate to meet and exceed the Section 5.2.E.2.c requirements. **Minor Amendment – Deviation from Section 5.2.E.2.c of previous Broken Arrow Zoning Code requirement for fence height to allow minimum height of 6' with slats for opaque screening. For public safety and security purposes, continued use of razor-wire shall be permitted for all new perimeter fence installations on the subject property.**

**VI. TOPOGRAPHY, UTILITIES AND DRAINAGE:**

The property has grade changes and slopes, ranging from 1% to 11%. Generally, the expansion will be graded to drain from the high point elevation of 690' toward the east to the low point elevation of 684'.

All storm water collection and drainage improvements will be constructed in accordance with the City of Broken Arrow design standards. Fee-in-lieu of detention may be applicable due to proximity to existing floodplain. Otherwise, all grading and drainage design will meet the requirements of the City of Broken Arrow engineering standards.

All utilities are available to the site. The preliminary utility layout shows water service coming from the existing 8" water line on the west side of S 1<sup>st</sup> St and sanitary sewer service from the existing main along the south boundary. Additional utility easements will be dedicated through the plat process as necessary to provide service to the site. Utility and engineering design is currently underway in the preliminary stages and will be done accordance with the City of Broken Arrow and Oklahoma Department of Environmental Quality requirements.

**VII. SCHEDULE OF DEVELOPMENT**

Initial construction is anticipated to commence the 3rd quarter of 2023. Occupancy is anticipated to begin in the 3rd quarter of 2024 or before.

**VIII. PLATTING:**

No building permit shall be issued until the PUD project area has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council and duly filed of record. The property shall be platted in accordance with the City of Broken Arrow subdivision code. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the planned unit development.

