

June 23, 2016
Revised August 15, 2016

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.

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 two points 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 be less than 20' of offset or greater than 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 along Highway 51 is 40'.

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' along Highway 51 and 10' wide along Oneta Road.

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.

-Existing: Whenever a nonresidential use is proposed adjacent to a property with a residential zoning or residential use, the nonresidential use shall provide a landscape buffer of at least 10' in width within the nonresidential property, planted with either a minimum of 1 medium to large evergreen tree and 10 shrubs for each 30 linear feet or 1 medium to large evergreen tree for each 20 linear feet. A berm or masonry wall may be placed within the landscape edge in lieu of the required shrubs.

-Propose: Whenever a nonresidential use is proposed adjacent to a property with a residential zoning or residential use, the nonresidential use shall provide a landscape buffer of at least 20' in width within the nonresidential property planted with 1 medium to large evergreen tree for each 20 linear feet. In areas where the existing utility easements occur or within buffer, tree plantings may be shifted to provide buffer, but not impact utility easements which may result in trees outside of buffer. In areas where grade elevation is higher at the improvements than the grade in the buffer, tree plantings may be shifted outside the buffer to provide a higher screen and closer to the improvements.

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 wood screen fence is required along the north property line and portions of the west and east 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. A fence shall be installed along the west property line where property abuts a residential use. Along west property line, the fence shall be shifted east from property line to accommodate existing sanitary sewer line and easement. A fence shall be installed along the east property line north of the northern access drive where the property is across Oneta Road from a residential use. Also, if necessary, fence shall have a gap to accommodate storm water drainage spillway or shall be raised above ground along bottom so that it does not block the stormwater flow. 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'.

-A sign shall be installed that states "Overnight Parking Prohibited".

