



City of Broken Arrow

Fact Sheet

File #: 16-729, Version: 1

Broken Arrow Planning Commission

07-14-2016

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD 251, Land Run Brands, 0.48 acres, DM, southwest corner of Jackson Street and Main Street at 904 S. Main Street

Background:

Applicant: Daniel Housley, Tennco Mgmt.
Owner: Daniel Housley
Developer: Daniel Housley
Engineer: NA
Location: Southwest corner of Jackson Street and Main Street at 904 S. Main Street
Size of Tract: 0.48 acres
Number of Lots: 3
Present Zoning: DM
Comp Plan: Level 5

Planned Unit Development (PUD) 251 involves 0.48 acres located on the southwest corner of Jackson Street and Main Street at 904 S. Main Street. The property, which has been platted as Lots 1-3, Block 13 Fears Addition, is zoned DM, Downtown Mixed Use. There is an existing one-story building on the property that was originally built as a grocery store.

Applicant has purchased the property and wants to expand the existing building to accommodate an outdoor recreation supplies, retail, wholesale and storage business. In the DM district, buildings are required by the Zoning Ordinance to be at least two stories in height and cover at least 50% of the lot. The existing building and the proposed expansion is one story in height. It is applicant's desire to keep the existing zoning, however be able to expand the building while keeping it one story in height. The proposed expansion of approximately 4000 sq. ft. is north of the existing building, within a paved parking area.

Based on this proposal and the existing DM zoning, a PUD (No. 251) has been submitted, stating that the property will be developed in accordance with the Zoning Ordinance and the use and development regulations of the DM District except as follows:

- Minimum building height changed from two-story to one-story
- Decrease the minimum lot coverage from 50% to 35%.

- Allow the existing on-site parking to remain.
- Not require any landscaping on the property. The existing landscaping will remain. However, if it should ever fail, it will not have to be replaced.
- No minimum building frontage shall be required.

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 5	DM	Landscape nursery
East	Level 5	DM	Commercial
South	Level 5	DM	Single-family/commercial
West	Level 5	R-3	Residential

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

The property is designated as Level 5 in the Comprehensive Plan. The DM zoning associated with PUD 251 is considered to be in accordance with the Comprehensive Plan in Level 5.

Attachments: Case map
Aerial photo
Comprehensive Plan
PUD 251 design statement
Proposed site plan
Proposed building elevations
Alta survey
Google Earth picture

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 251 be approved as presented. Since the property is already platted, Staff recommends that platting be waived.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM