



City of Broken Arrow

Fact Sheet

File #: 17-2797, **Version:** 1

Broken Arrow Planning Commission

10-26-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD 267, QuikTrip No. 0050, 4.96 acres, CN, southwest corner of Houston Street and State Highway 51

Background:

Applicant: Carly Goodnight, QuikTrip Corporation
Owner: ITS Group, Inc.
Developer: QuikTrip Corporation
Engineer: AAB Engineering, LLC
Location: Southwest corner of Houston Street and State Highway 51
Size of Tract: 4.96 acres
Number of Lots: 2 and a Reserve Area
Present Zoning: CN
Comp Plan: Level 4

Planned Unit Development (PUD) 267 is located on the southwest corner of Houston Street and State Highway 51. The property is zoned Commercial Neighborhood (CN) and consists of two lots and a reserve area totaling 4.96 acres.

With PUD-267, QuikTrip is proposing to modify the existing site in two phases. The first phase includes expanding the parking area along the northern property boundary and constructing a new driveway along Houston Street, approximately 140 feet west of the existing driveway, and approximately 200 feet east of the intersection of Houston Street and S 31st Street as depicted in Exhibit B. Because the new driveway will not meet the separation requirement of 300 feet as designated in Section 5.3.B.3.b of the Zoning Ordinance, the applicant requests approval of a PUD to provide relief from that requirement. The applicant recently constructed a new store entrance on the north side of the building that will provide more direct access from the proposed new parking area.

The second phase involves razing the existing store and constructing a new "Generation 3" type store. While no building elevations have been submitted, this store type will be similar to the one located at the northwest corner of Hillside Drive and 9th Street and will include masonry exterior. The conceptual site plan for this phase, as shown on Exhibit C, includes removal of the existing driveway along Houston Street, relocation of the gas pump canopy to the north side of the site, and construction of a 5,858-

square-foot building. The building proposed to be constructed on the property is larger than the existing store. The number of gasoline pump stations will remain at eight pumps. The existing underground tanks will be relocated to the north side of the property.

The proposed site plan shows the 50-foot building setback line but it does not show easements. While support posts cannot be placed within a utility easement, the canopy may extend over the easement. As proposed, the relocated canopy will not be within any easements. It does not appear that the proposed new location of underground gasoline tanks will be located within the utility easement along Houston Street. Staff recommends that the final site plan show all easements on the project site.

The applicant proposes that there be no landscape requirement within a prescribed distance of all parking spaces, that the minimum landscape area be 10 percent, and that frontage landscape include 15 shrubs per 50 feet of lot frontage. The existing fence along the west boundary that provides screening for the residentially zoned district will remain. Should any improvements such as buildings, parking, and drive lanes be constructed within 50 feet of the residential area, one medium sized tree will be installed for every 20 feet of improvement area encroaching on the 50-foot buffer abutting the residential area.

A new, six-foot-high, masonry trash enclosure is proposed for the second phase of development. Should the dumpster height exceed six feet, the height of the trash enclosure will be increased to exceed that height by at least one foot. Enclosure doors will be composed of an opaque fabric. Staff recommends that the enclosure be one-foot above the height of the dumpster to ensure complete screening. Future HVAC units will also need to be screened.

Sanitary sewer is provided by the City of Broken Arrow, and water service is provided by Wagoner County Rural Water District #4. Runoff is directed to an existing detention facility in Reserve Area A at the southwest corner of the site. The applicant is proposing to make improvements, including removal of trees and shrubs, to the detention pond to accommodate and meter the increased runoff created by the additional site development.

The PUD submittal indicates that site lighting will conform to the standards of the Zoning Ordinance except that light standards will be allowed in utility easements. The applicant acknowledges that the property owner accepts liability and replacement responsibilities for any damage to light poles placed in utility easements and will include a note on the site plan to that effect. No new signs are proposed as part of PUD-267. Should the applicant desire to modify site signs with the second phase of development, the signs will be subject to the limitations included in Section 5.7 of the Zoning Ordinance. The applicant may request approval of a PUD Amendment for any modifications to the requirements of Section 5.7.

The property associated with PUD 267 was platted as the QuikTrip Commercial Center #49RR. Included with this plat are designated points of access (ACC) and areas with a limits of no access (LNA) along both street frontages. Per the covenants included with the plat, the limits of no access may be amended or released by the Planning Commission. Staff recommends the applicant prepare an amendment to the limits of no access for Planning Commission approval.

The design statement submitted in conjunction with PUD 267, is requesting several modifications to the Zoning Ordinance. The property will be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CN district except as noted in the PUD and per the conditions of approval included herein.

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 | CN | Houston Street, undeveloped agricultural land, and Henry's Auto Sales beyond |
| East | Level 6 | CN | State Highway 51 and Braum's |
| South | Level 6 | CH and IL | Car wash and En-Fab Corporation |
| West | Level 2 | R-2 | Single-family Residential |

The property is designated as Level 4 in the Comprehensive Plan. The CN zoning is considered to be in conformance with the Comprehensive Plan in Level 4.

Staff has received a telephone call from a resident to the west of the site who was concerned about drainage issues. The resident was advised that drainage will be reviewed by the Engineering Division.

Attachments: **Case map**
 Aerial photo
 PUD-267, QuikTrip Development Standards and Exhibits
 Final Plat QuikTrip Commercial Center 49RR

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-267 be approved, subject to the following conditions of approval.

1. The final site plan shall show all easements on the project site.
2. The applicant shall prepare, for Planning Commission approval, an amendment to the limits of no access as depicted on the QuikTrip Commercial Center #49RR plat to accommodate the proposed new driveway.
3. Should any improvements such as buildings, parking, and drive lanes be constructed within 50 feet of the residential area, one medium sized tree will be installed for every 20 feet of improvement area encroaching on the 50-foot buffer abutting the residential area.
4. The new trash enclosure to be constructed in the second phase of development shall be one-foot above the height of the dumpster to ensure complete screening. HVAC equipment shall be screened in accordance with the Zoning Ordinance.
5. A note shall be placed on the site plan stating that the property owner accepts liability and replacement responsibilities for any damage to light poles placed in utility easements. Site lighting shall meet the zoning requirements regarding height, light intensity, and shall be shielded to prevent light from spilling onto adjacent properties.
6. Signs will be subject to the limitations set forth in Section 5.7 of the Zoning Ordinance.
7. No building permit shall be issued until a detailed site plan and a detailed landscape plan is submitted to an approved by the City of Broken Arrow as conforming to the PUD restrictions. If staff determines that

there is substantial deviation from the conceptual plan shown in Exhibit C, the applicant shall return to the Planning Commission for a PUD Amendment.

Reviewed and approved by: Michael Skates

LRC: JMW