



City of Broken Arrow

Request for Action

File #: 18-1313, Version: 1

**Broken Arrow Planning Commission
11-15-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD-283 (Planned Unit Development) and BAZ-2015 (Rezoning), Dollar General Broken Arrow, 2.00 acres, A-CH to CG, located west of the southwest corner of Aspen Avenue and Omaha Street

Background:

Applicant: AAB Engineering, LLC
Owner: James Morrow
Developer: Dollar General
Engineer: AAB Engineering, LLC
Location: West of the southwest corner of Aspen Avenue and Omaha Street
Size of Tract 2.00 acres
Present Zoning: A-CH
Proposed Zoning: CG
Comp Plan: Level 6 (Regional Employment/Commercial)

Planned Unit Development (PUD)-283 and BAZ-2015 involve a 2.00 acre undeveloped tract located west of the southwest corner of Aspen Avenue and Omaha Street. Applicant is requesting that the zoning on the unplatted property be changed from A-CH (Annexed-Commercial Heavy) to CG (Commercial General). A preliminary plat, Dollar General Broken Arrow, has been submitted and is being reviewed for the December 6, 2018 Planning Commission meeting.

This property was annexed into the City of Broken Arrow by Ordinance No. 1670 on October 7, 1991. With PUD-283, applicant is proposing to develop a Dollar General on the site. The conceptual layout submitted with the PUD-283 shows the proposed location of the building, driveways and parking.

PUD-283 is proposed to be developed in accordance with the CG development standards with the following modifications:

- Screening shall not be required along the eastern and southern property lines
- A single access point will be permitted to the site via a drive separated from the existing drive to the west by not less than 200' measured centerline to centerline
- Water is available from the City of Broken Arrow. Sanitary sewer is available from both City of Broken

Arrow and City of Tulsa

- Site lighting shall conform to the Broken Arrow Zoning Ordinance with the exception that light poles will be allowed within utility easements abutting street rights-of-way. A note shall be placed on the face of the site plan stating “Property owner(s) assumes all liability and replacement responsibilities for any damage to light poles placed in utility easements.” Through the platting process, the applicant intends to provide a mutual access easement to allow future developments to the east to utilize the drive.

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	City of Tulsa	CS	Undeveloped
East	Level 6	A-CH	Undeveloped
South	Level 6	A-CH	Undeveloped
West	Level 3	RM/PUD-177C	Creekside Apartments

According to the FEMA Maps, none of this property is located in the 100 year floodplain. Water service is available from the City of Broken Arrow. Sanitary Sewer from the City of Broken Arrow is available west of the property within the Creekside Apartment complex. If an easement can be obtained, this sewer will be extended to provide service to the property. If an easement is not attainable then a connection can be made to the City of Tulsa sanitary sewer located north of Omaha Street.

The property associated with PUD-283 and BAZ-2015 is shown in the Comprehensive Plan as Level 6. The CG zoning requested with BAZ-2015 and incorporated into PUD-283 is considered to be in conformance with the Comprehensive Plan in Level 6.

Attachments: Case map
Aerial photo
Comprehensive Plan
Ordinance No. 1670
PUD-283 Design Statement

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-283 and BAZ-2015 be approved, subject to the following:

1. The property being platted.
2. All wall-pak lighting shall be equipped with shield to direct light downward.
3. All freestanding signs will have a monument type base of the same masonry material as the principle building.

Reviewed By: Larry R. Curtis

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Approved By: Michael W. Skates

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