



# City of Broken Arrow

## Request for Action

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**File #:** 19-1061, **Version:** 1

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**Broken Arrow Planning Commission**  
**08-22-2019**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding PUD-243A (Planned Unit Development Major Amendment), Green Country Federal Credit Union, 0.83 acres, PUD-243/CH, located one-half mile east of 9<sup>th</sup> Street (Lynn Lane/177<sup>th</sup> E. Avenue), south of Kenosha Street (71<sup>st</sup> Street)

**Background:**

**Applicant:** Malek Elkhoury, Khoury Engineering  
**Owner:** Green Country Federal Credit Union  
**Developer:** Green County Federal Credit Union  
**Engineer:** Khoury Engineering  
**Location:** One-half mile east of 9th Street (Lynn Lane/177th E. Avenue), south of Kenosha Street (71st Street)  
**Size of Tract** 0.83 acres  
**Present Zoning:** A-1  
**Proposed Zoning:** PUD-243/CH  
**Comp Plan:** Level 6

Planned Unit Development (PUD)-243A involves a 0.83-acre parcel located one-half mile east of 9<sup>th</sup> Street (Lynn Lane/177<sup>th</sup> E. Avenue), south of Kenosha Street (71<sup>st</sup> Street).

On December 1, 2015, the City Council conditionally approved Planned Unit Development (PUD) -243 and rezoning request BAZ-1946 to rezone 1.81 acres of a 2.64-acre site from CH (Commercial Heavy) to IL (Industrial Light). Zoning on the remainder of the site was not changed and is the site of the current request. A portion of the property had previously been platted as “Steele-Morrel Center” and part was platted as “Blocks 1, 2 & 3 Arrow Village Addition.” A portion of the site was unplatted. The approval was subject to vacating the previous plats on the property and a filing a new plat (Journal Entry of Judgment filed in Tulsa County on June 7, 2016). Further, a modification to the design statement was required that stated that the existing lease on the off premise advertising sign shall not be renewed or extended.

The “Collision Works” plat was recorded on May 27, 2016 with two lots. A 16,000-square-foot automobile collision center was built on the east lot zoned IL (Development Area A). With PUD-243A, applicant proposes to construct a financial institution and coffee shop with drive through windows on the west lot zoned CH

(Development Area B). The building is proposed to be three stories containing 10,649 square feet in area. The proposed amendment to PUD-243 involves Development Area “B” only. Development standards for Development Area “A” remain unchanged.

Building materials include masonry, glass and metal, and a second floor balcony is proposed along the west elevation facing 14<sup>th</sup> Street. Access for this site was established with PUD-243 and through Limits of Access on the recorded Collision Works plat. Access along Kenosha Street is via a mutual access easement to an existing driveway for Development Area A located approximately 225 feet east of 14<sup>th</sup> Street centerline. A second access point is designated on the plat along 14<sup>th</sup> Street, approximately 200 feet south of Kenosha Street. Two drive through windows and an automatic teller machine (ATM) lane are proposed along the rear of the bank building. A separate drive through window is proposed on the east side of the building for the coffee shop.

No modifications are proposed for Development Area “A”. Green Country Federal Credit Union is proposed to be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CH district, except as summarized below.

#### SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

Item	Broken Arrow Zoning Ordinance	PUD-243A Request
Permitted Uses	As allowed in the CH district.	As permitted in the CH district except that sexually oriented business shall not be permitted.
Minimum Lot Frontage	100 feet	Per Zoning Ordinance
Minimum Building Setback	Front (north) - 50 feet Rear (south) - 30 feet Side in same district - 0 feet Side abutting non res - 30 feet Side or rear abutting residential 1 story - 50 feet >1 story - 75 feet Max height - none	<u>Development Area B</u> North - 50 feet East - 10 feet South - 50 feet West - 35 feet Building height per Zoning Ordinance
Parking	Financial Institution w/drive thru 10,019 SF at 1/300 SF =33 spaces Indoor beverage sales w/drive thru 630 SF at 1/250 SF = 3 Total required = 36 spaces	20 percent reduction in the number of parking required.
Drive-thru Stacking	Financial institution - Four (4) stacking spaces per drive-thru lane Restaurant with drive thru - Eight (8) stacking spaces	Three (3) stacking spaces per drive-thru lane, two (2) spaces for ATM lane for financial institution; and stacking spaces per Zoning Ordinance for coffee shop.

Landscaping, trees, screening and fencing	Landscape edge next to street frontage has to be at least 10 feet in width. One tree per 50 lineal feet of street frontage, plus one tree per 15 parking spaces. Whenever a nonresidential use is proposed adjacent to a property with residential zoning or in residential use, the nonresidential use shall provide a landscaped buffer of at least ten feet (10) in width with one (1) medium to large evergreen tree and ten (10) shrubs for each thirty linear feet (30'). Trees from the approved tree list have to be 2-inches in caliper. At least 10% of the site has to be landscape open space.	Per Zoning Ordinance except that one (1) tree per 30 feet of frontage along Kenosha Street, and one (1) tree per 50 feet of frontage along 14 <sup>th</sup> Street. A minimum eight-foot-wide (8') landscape edge will be provided along Kenosha Street and a minimum four-foot-wide (4') landscape edge along 14 <sup>th</sup> Street. Trees selected from approved tree list planted at a minimum size of two-inch (2") caliper. Fifty (50) percent of trees to be large trees. Shrubs to be three-gallon (3 gal.) container size. All landscape areas to be irrigated. Landscape edge along south boundary to vary from four and one-half (4 ½') feet and greater and include fifteen (15) shrubs for every thirty (30) feet. No landscaping along east boundary of Development Area "B." Within the parking lot, the landscape island width shall not be less than ten feet (10'). Approximately 16.74 percent of the site is proposed to be landscape open space.
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Screening and fencing	An eight-foot-tall (8') screening fence is required between nonresidential and residential districts. All mechanical and HVAC equipment to be screened from public view. Each refuse collection receptacle shall be screened from view on all sides by a durable sight-obscuring enclosure consisting of an opaque fence or wall of between six feet (6') and eight feet (8') in height with an opaque gate.	An eight-foot-tall (8') opaque screening fence (wood and steel with galvanized poles) along the south boundary abutting RM district. A minimum of 15 shrubs for each 30 linear feet of adjacent exposure to be planted. Mechanical, HVAC equipment, and standby generator to be screened from public view per Zoning Ordinance. Trash enclosure to be screened from view on all sides with opaque fence or wall between six feet (6') and eight feet (8') in height and opaque gate.
Exterior Building Materials	Building facades in Office and Commercial Districts to be of masonry, concrete panels, glass block, glass curtain walls, EIFS or stucco. Metal finishes, wood, plastic, and other masonry products by be considered and approved by the Planning Commission.	Masonry, glass and metal to be permitted.
Exterior Lighting	Light poles can be 16 to 35 feet in height depending upon their location and whether or not a photometric is submitted.	Per the Zoning Ordinance.
Freestanding Signs	Up to 20 feet in height and up to 500 square feet with multiple users and 300 square feet for a single user. However, no signs shall be located within 50 feet of any residentially zoned district. Any sign located within 50 feet to 100 feet of a residentially zoned district shall be limited to 8 feet in height and 64 square feet. Any sign within 200 feet of a residential district is limited to 300 square feet.	One freestanding sign not exceeding 10 feet in height and 100 square feet in sign area to be permitted at the northwest corner of the lot (more than 200 feet from residentially zoned district). Monument base to be made of similar materials as the main structure on the lot.

### 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	Broken Arrow Expressway	A-1	Kenosha Street, interchange for Broken Arrow Expressway
East	Level 6	PUD-243/IL	Auto body repair
South	Level 3	RM	Apartments
West	Level 6	CH	14 <sup>th</sup> Street and commercial strip center

The property associated with PUD-243A is designated as Level 6 in the Comprehensive Plan. CH (Commercial Heavy) zoning is considered to be in conformance with the Comprehensive Plan. With PUD-243A, applicant has incorporated the following design elements to make the property compatible with the surrounding land uses:

- Amount of landscaped open space increased from 10 percent per to 16 percent.
- Freestanding sign limited to 10 feet in height and 100 square feet in sign area.
- All exterior site lighting will be in strict accordance with the City of Broken Arrow requirements. A photometric will be submitted.

According to Section 6.4 of the Zoning Ordinance, the PUD provisions are established for one (1) or more of the following purposes:

1. To permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties.
2. To permit greater flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Ordinance.
3. To encourage the provision and preservation of meaningful open space.
4. To encourage integrated and unified design and function of the various uses comprising the planned unit development.
5. To encourage a more productive uses of land consistent with the public objections and standards of accessibility, safety, infrastructure and land use compatibility.

In Staff's opinion, PUD-243A satisfies items 1, 2, 4 and 5 of Section 6.4.A of the Zoning Ordinance. (1) Applicant has designed the site so that points of access are shared with abutting development thereby helping to assure compatibility with adjoining and proximate properties. The one proposed freestanding sign is limited to 10 feet and 100 square feet in size which makes it compatible with the development along this section of Kenosha Street. Applicant is requesting a slight reduction in parking spaces but is satisfied that the amount of parking provided will meet their needs. A mix of masonry, metal and glass will be used for the well-designed building that will provide a better appearance along Kenosha Street, the residential neighborhood along 14<sup>th</sup> Street, and from the Broken Arrow Expressway. (2) The site is an undeveloped lot in an existing PUD. The small size of the lot creates design challenges such as providing stacking space for four vehicles for each drive

through lane. The applicant is confident that stacking is adequate and will be distributed over the two drive through lanes and the ATM lane. Reducing the stacking space provides better utilization of the site and greater flexibility. (4) Points of access to Kenosha Street and 14<sup>th</sup> Street are shared with the adjacent properties creating a unified design within the planned unit development. (5) The public sidewalk will be located on private property, thereby avoiding obstacles in the public right-of-way and making safer pedestrian travel.

According to FEMA maps, none of the property is located in a 100-year floodplain area. Stormwater detention requirements were established for this site as fee-in-lieu of detention determination when the Collision works lot was developed in 2015 and 2016.

Water and sanitary sewer service will be provided by the City of Broken Arrow.

**Attachments:** Case map  
Aerial  
Development Standards  
Building Elevations  
Collision Works Plat

**Recommendation:**

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-243A be approved, subject to the following conditions of approval.

1. Provide recorded document number for mutual access easement relocation prior to issuance of building permit.
2. Columnar evergreen trees, such as Italian cypress, shall be planted along the south boundary adjacent to the residential zoning district.

**Reviewed and approved by:** Larry R. Curtis

**JMW**