



**Domino's Broken Arrow**  
East Albany Street and North 23<sup>rd</sup> Street  
Broken Arrow, Oklahoma  
**PUD #296**

Prepared for  
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September 30, 2019

# **Domino's Broken Arrow PUD #296**

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## **Domino's Broken Arrow PUD #296**

### **I. Development Concept**

The southeast corner of North 23<sup>rd</sup> Street and East Albany Street is a very small site that has operated as a gas station and convenience store for several years. The old site was developed prior to modern day right-of-way width requirements and landscape code. After several years of service to the community the gas station / convenience store closed for business and the building has been demolished. Today, the property remains vacant with old dilapidated pavement remaining. Today, the current Owner of the property proposes to rejuvenate the area with a high-quality development.

There are substantial right-of-way dedications (65 feet from centerline of arterials) that are necessary to meet the current requirements. This uncompensated dedication of real estate property to the City of Broken Arrow results in a reduction in the size of the subject property by 15 percent. In addition, the current landscape code requires a 10-foot landscape edge along both street right of ways. Both of the requirements are for the benefit of the City of Broken Arrow and for the betterment of the community. However, these requirements significantly reduce the developability of the site compared to the existing layout. PUD #296 does not request a waiver or reduction of the right-of-way or landscape edge.

In order to meet the aforementioned requirements and still have a viable development building area, PUD #296 proposes to reduce the east set back line to 17.5 feet. In addition, a parking requirement reduction is also requested.

In order to mitigate for the requested requirement reductions, PUD #296 proposes to double the standard landscape area requirement from 10 percent to 18 percent.

In addition to the increase of landscape area, PUD #296 also proposes to increase the number of plant materials by approximately 10 percent of standard landscape code for the landscape edge, parking lot, and buffer requirements (see Landscape Requirements of the Development Standards).

Additionally, PUD #296 proposed to reduce the size of signage from standard city code (see Sign Restrictions of the Development Standards).

Although PUD #296 seeks to gain some relief from two standard code requirements namely, east setback and parking requirement reduction, the application does more than mitigate the revisions. This PUD nearly doubles the landscape area, increases the edge plant material, increases parking tree requirements, increases buffer tree requirements, and decreases sign size. In fact, in comparison to the previous development, the upgrades proposed in PUD #296 off a substantially better development for the citizens to use and enjoy.

## Domino's Broken Arrow PUD #296

The development shall be developed in accordance with Broken Arrow Zoning Ordinance and the use and development regulation of the CN District, except as follows:

### II. Development Standards

The development shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CN District, except as follows.

Land Area (Gross):	0.637 Acres	27,735 SF
Land Area (Net):	0.559 Acres	24,334 SF
Maximum Floor Area:		5,000 SF
Off-Street Parking:	Parking Spaces Required:	31 Spaces
Minimum Building Setbacks:	North (from East Albany Street)	50 Feet
	East (from Lot 3, Block 1 Quail Hollow)	17.5 Feet
	South (from Lot 3, Block 1 Quail Hollow)	11 Feet
	West (from North 23 <sup>rd</sup> Street)	50 Feet

(Dedication of Street Right-of-Way is required on East Albany Street and South 193<sup>rd</sup> Avenue for full 65 Feet of Street by plat).

#### Landscape Requirements:

##### Landscape Area

Per Standard Code 5.2.B.3.b	10%	(2,433 SF)
Per PUD	18%	(4,380 SF)

##### Landscape Edge (320 LF)

##### Tree Requirements

Per Std. Code 5.2.B.1.a.ii	1 Tree per 50 LF of Edge (6 Trees)
Proposed per PUD Edge	1 Tree per 40 LF of (8 Trees)



## Domino's Broken Arrow PUD #296

Shrub Requirements		
Per Standard Code 5.2.B.1.a.iii	10 shrubs per 50 LF of PK adjacent to Edge	
(152 LF)	(30 Shrubs)	
Proposed per PUD	15 shrubs per 50 LF of	
(152 LF)	PK adjacent to Edge	
	(45 Shrubs)	
Interior Parking Lot Landscaping	(21 spaces)	
Per Standard Code 5.2.B.1.c.i.(A)	1 Tree per 15 PK	
Spaces	(1 Tree)	
Proposed per PUD	Tree per 6 PK Spaces	
	(4 Trees)	
Buffering of Adjacent Residential Zone		
Per Standard Code 5.2.B.1.d	1 Tree per 20 LF	
	(8 Trees)	
Proposed per PUD	1 Tree per 16 LF	
	(10 Trees)	
Sign Restrictions:		
One multitenant sign permitted		
Sign Area:	270 SF	
Sign Height:	18 Feet	

## **Domino's Broken Arrow PUD #296**

### **III. Access and Circulation**

PUD #296 does not propose any significant alteration of the existing access and circulation. The platted access points will remain substantially the same. The only alteration will be a reduction of size of the access point to be consistent with current restrictions. (see Conceptual Site Plan for Access and Circulation Design).

There is an existing sidewalk within the street right-of-way. However, the existing sidewalk will be relocated to be adjacent to the proposed right-of-way line and meet the current width requirements. This will be accomplished by either the developer as part of the site construction or through escrow so the City can build the sidewalk as part of a capital improvement project. Pedestrian access to the proposed building will be provided.

### **IV. Utilities and Drainage**

The previous building was served by utilities. The proposed development of PUD #296 will be served in much the same way.

There is a sanitary sewer lamp hole in the southeast corner of the site to provide sanitary sewer service.

There are City of Broken Arrow 12-inch water main lines on the east side of North 23<sup>rd</sup> Street and on the south side of East Albany Street. In addition, there is an existing fire hydrant in the southeast corner of the intersection. These facilities will be adequate to serve the proposed development of PUD #296.

The current site is currently covered in paving or broken ground from the removal of the previous building, canopy and fuel tanks. The site is relatively flat and slopes from the northwest corner to the southeast corner of the site.

(See Utilities and Drainage Exhibit)

## **Domino's Broken Arrow PUD #296**

### **V. Site Plan Review**

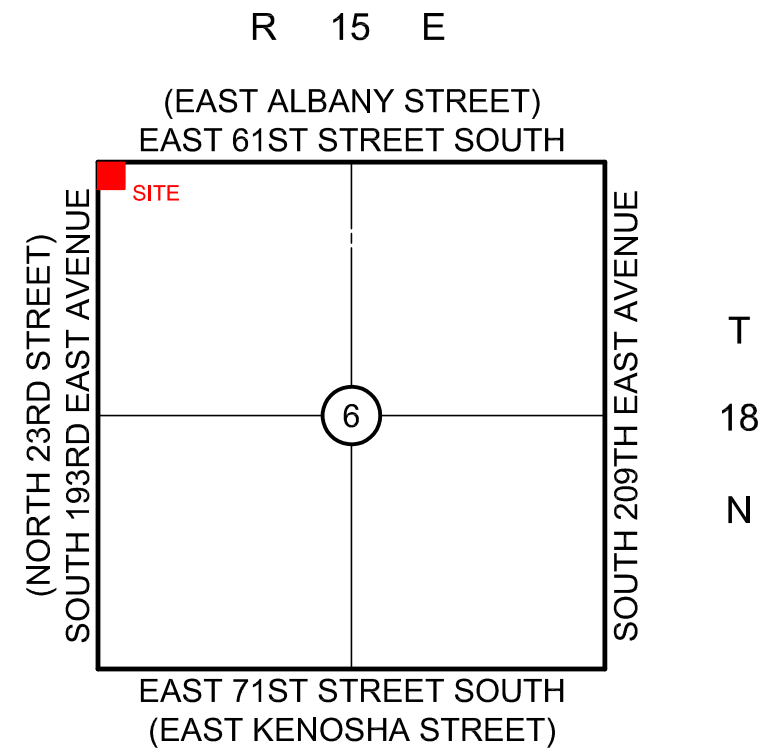
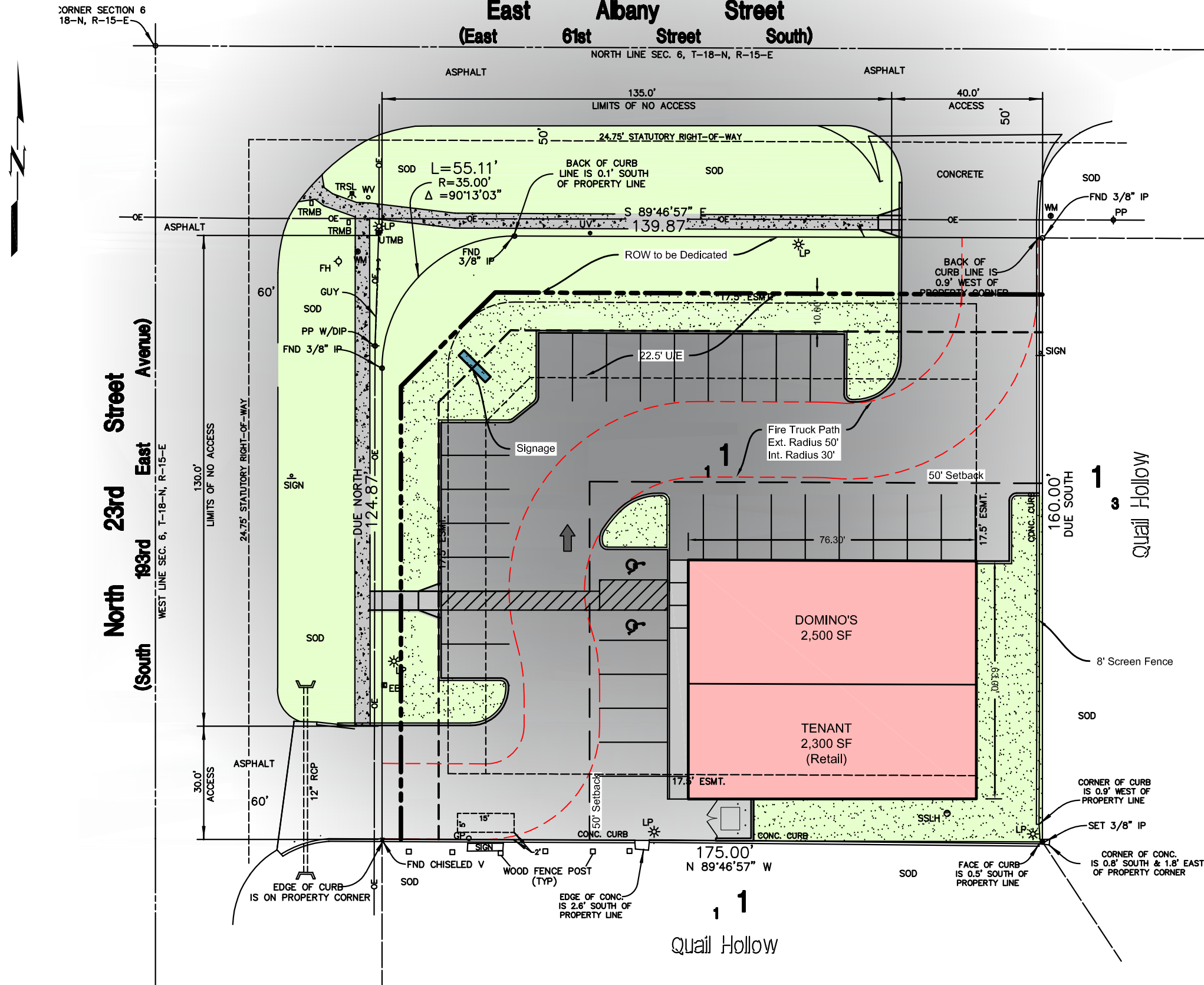
No building permit will be issued for any building within PUD #296 until a Site Plan and Detail Landscape Plan for PUD #296 shall have been submitted to the Broken Arrow Planning Department and approved as being in compliance with the approved Planned Unit Development Standards.

### **VI. Schedule of Development**

Construction of the development will begin in the Spring of 2020 after final approval of the Planned Unit Development, and Detail Site Plan approval.

### **VII. Legal Description**

LOT ONE (1), S.K.K. CENTER, AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, A SUBDIVISION OF A PORTION OF LOT 4 IN SECTION SIX (6), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, ACCORDING TO THE RECORDED PLAT THEREOF.



## Location Map

SCALE: 1"=2000'

### Parking Analysis

Required	
Retail (1/300)	8 Spaces
Domino's (1/100)	25
Total Required	33 Spaces
Total Provided	32 Spaces



SCALE: 1"=30'

## Exhibit 'A' - Conceptual Site Plan

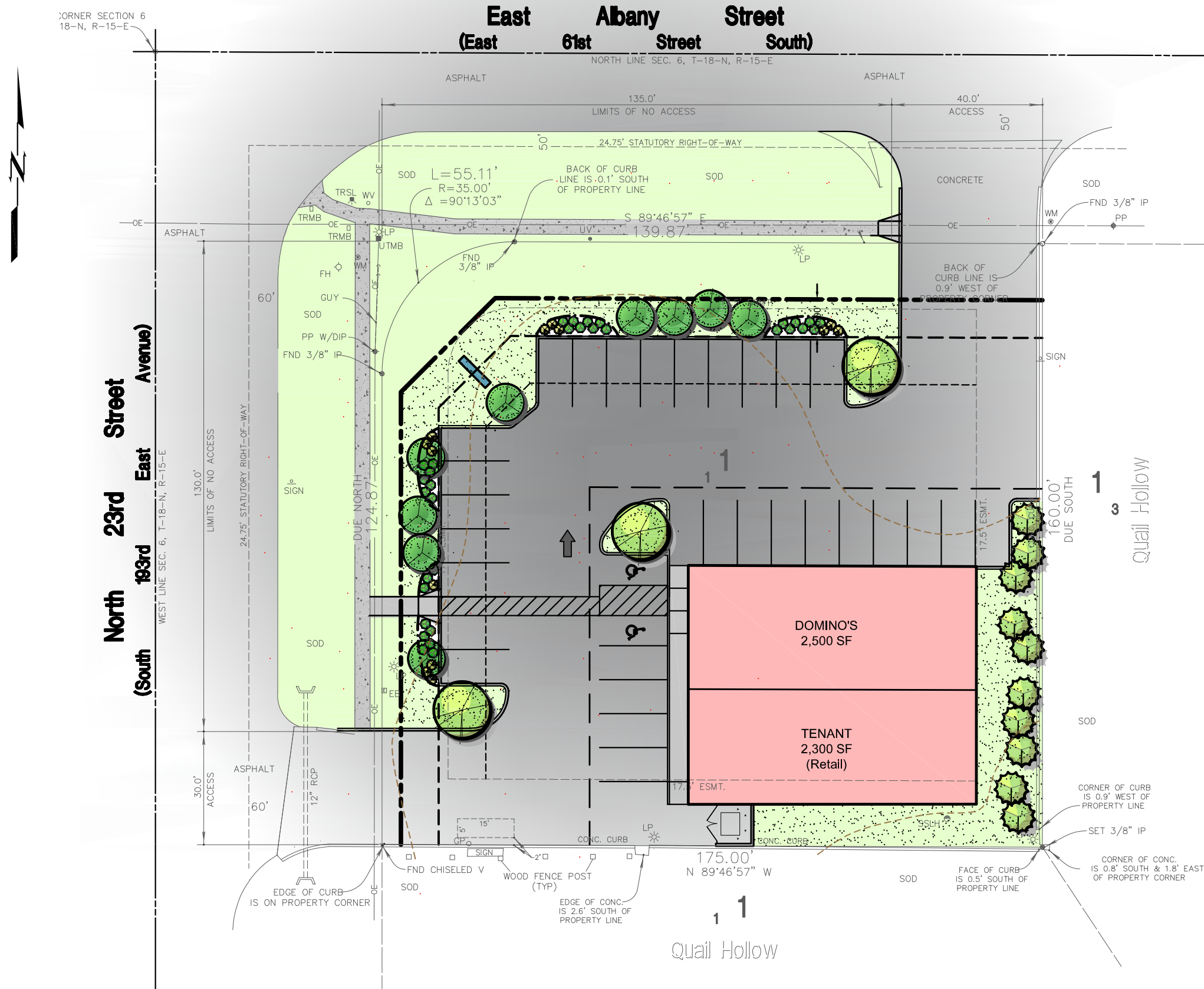
for

## PUD #296 - Domino's Broken Arrow

September 30, 2019



**WALLACE ENGINEERING**  
STRUCTURAL CONSULTANTS INC. (918)584-5858  
123 NORTH MARTIN LUTHER KING JUNIOR BLVD  
TULSA, OK 74103 CA# 1460 EXP. DATE 6-30-2021



### Landscape Requirement Summary

#### Landscape Area

Per Standard Code 5.2.B.3.b	10%	(2,434 SF)
Per PUD	20%	(4,468 SF)

#### Landscape Edge (320 LF)

##### Tree Requirements

Per Standard Code 5.2.B.1.a.ii	
1 Tree per 50 LF of Edge	(6 Trees)

Per PUD	
1 Tree per 40 LF of Edge	(8 Trees)

##### Shrub Requirements

Per Standard Code 5.2.B.1.a.iii	
10 shrubs per 50 LF of PK adjacent to Edge	(30 Shrubs)

Per PUD	
15 shrubs per 50 LF of PK adjacent to Edge	(45 Shrubs)

#### Interior Parking Lot Landscaping (21 spaces)

Per Standard Code 5.2.B.1.c.i.(A)	
1 Tree per 15 Parking Spaces	(1 Tree)

Per PUD	
1 Tree per 6 Parking Spaces	(4 Trees)

#### Buffing of Adjacent Residential Zone

Per Standard Code 5.2.B.1.d	
1 Tree per 20 LF	(8 Trees)

Per PUD	
1 Tree per 16 LF	(10 Trees)

## Exhibit 'B' - Conceptual Landscape Plan

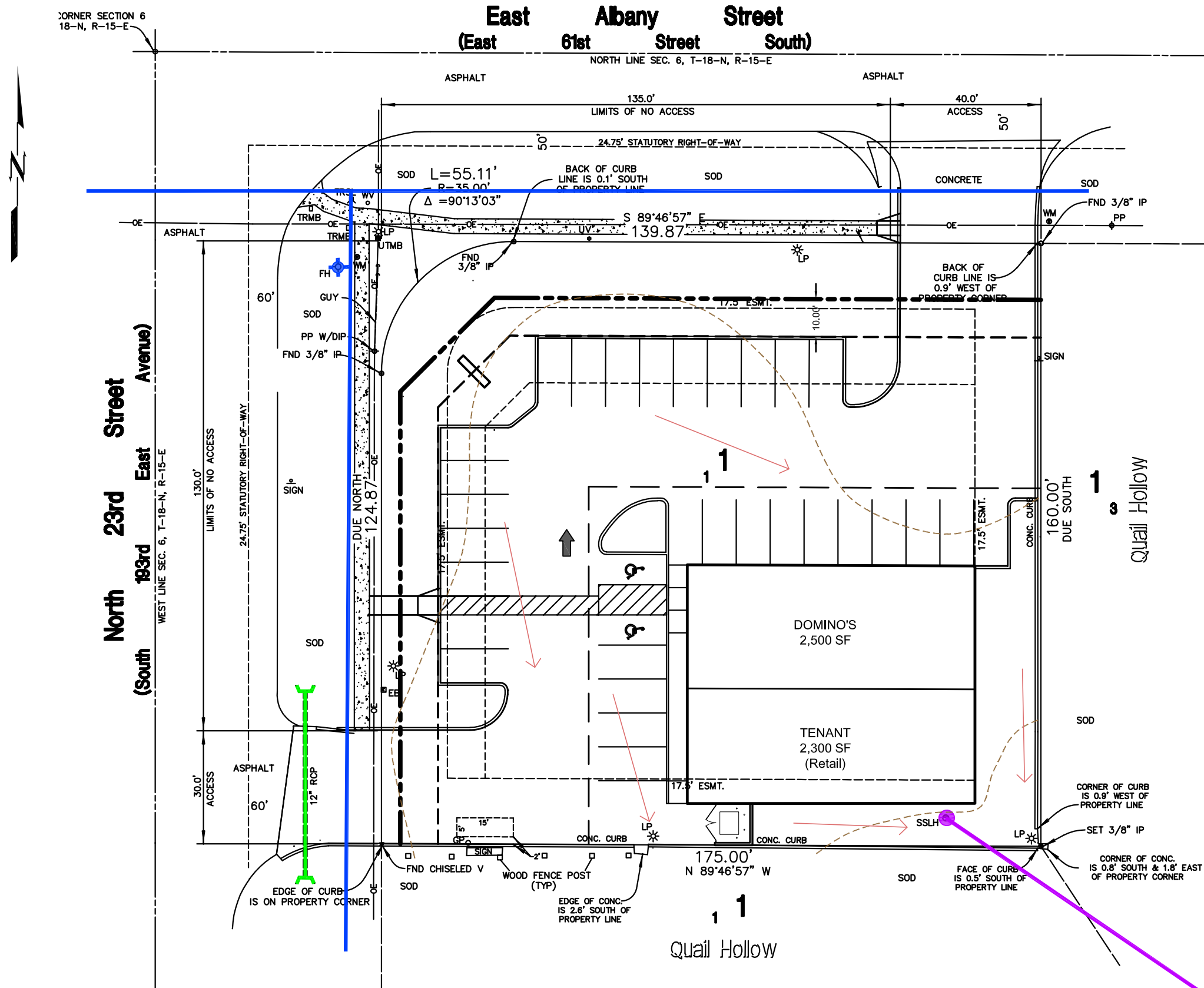
for

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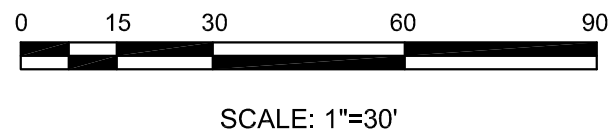
September 24, 2019



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- Legend**
- Existing Water Main Line
  - ★ Fire Hydrant
  - Sanitary Sewer Line
  - Sanitary Lamp Hole
  - Contour Line (2' Interval)
  - Flow Direction Arrow
  - RCP with Headwall



**Exhibit 'C' - Utility and Drainage**  
 for  
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## Exhibit 'D' - Aerial Map and Adjacency

for

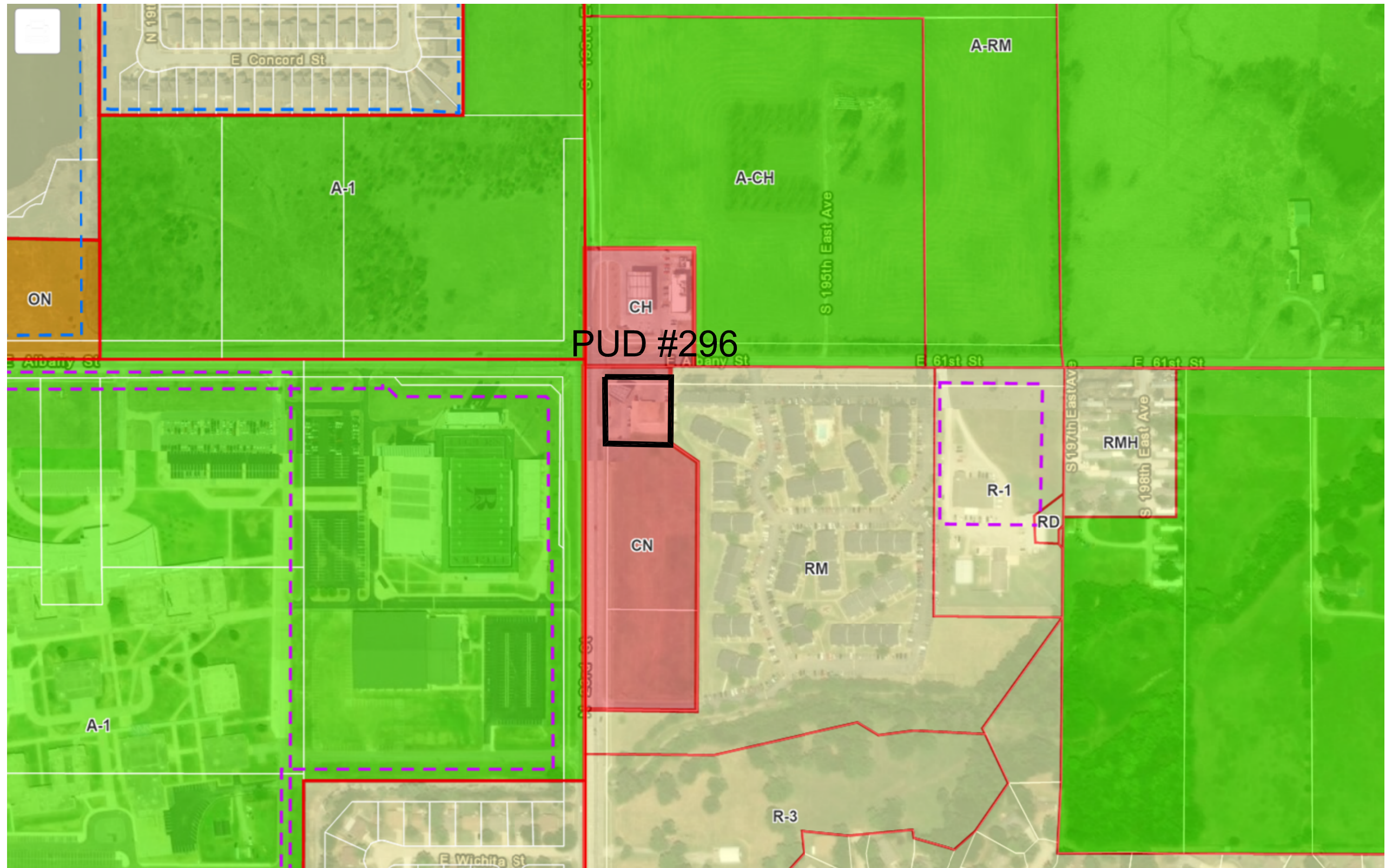
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for

September 24, 2019

