



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 16-868 **Name:**  
**Type:** Consent Item **Status:** Agenda Ready  
**File created:** 7/18/2016 **In control:** Broken Arrow City Council  
**On agenda:** 8/2/2016 **Final action:**  
**Title:** Approval of PUD-251 (Planned Unit Development), Land Run Brands, 0.48 acres, DM, southwest corner of Jackson Street and Main Street at 904 South Main Street

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1-PUD 251 PLANNING COMMISSION FACT SHEET.pdf, 2. 2-CASE MAP.PUD-251.pdf, 3. 3-AERIAL-PUD 251.pdf, 4. 4-COMPREHENSIVE PLAN.pdf, 5. 5-PUD 251 DESIGN STATEMENT.pdf, 6. 6-PROPOSED SITE PLAN.pdf, 7. 7-PROPOSED BUILDING ELEVATIONS.pdf, 8. 8-ALTA SURVEY.pdf, 9. 9-GOOGLE EARTH PICTURE.pdf

Date	Ver.	Action By	Action	Result
8/2/2016	1	Broken Arrow City Council	Removed from Consent Agenda	

### Broken Arrow City Council 08-02-2016

**To:** Mayor and City Council Members  
**From:** Development Services Department  
**Title:**

**Approval of PUD-251 (Planned Unit Development), Land Run Brands, 0.48 acres, DM, southwest corner of Jackson Street and Main Street at 904 South 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. 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 his outdoor recreation retail/wholesale business. In the DM district, buildings are required by the Zoning Ordinance to be at least two stories in height. The existing building is one story in height. It is applicant's desire to keep the existing zoning but wants to be able to expand the building while keeping it one story in height. As a result, they have submitted PUD 251 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.

PUD 251 was reviewed by the Planning Commission on July 14, 2016. No one spoke regarding this item. Applicant acknowledged they were in agreement with the Staff report. The Planning Commission reviewed and recommended approval of PUD 251 as presented.

**Cost:** \$0

**Prepared By:** Farhad K. Daroga, Plan Development Manager

**Reviewed By:** Development Services Department  
Assistant City Manager - Operations  
Legal Department

**Approved By:** Michael L. Spurgeon, City Manager

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

**Recommendation:**

Approve PUD-251, Land Run Brands, as recommended by the Planning Commission and Staff.

FKD/kjf