

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

Approved By: Michael W. Skates

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