



City of Broken Arrow

Request for Action

File #: 16-868, **Version:** 1

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