



City of Broken Arrow

Request for Action

File #: 16-909, **Version:** 1

Broken Arrow Planning Commission
08-11-2016

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD 247A and BAZ 1962, Kum and Go 837, 2.87 acres for PUD 247A, A-1 to CN 1.15 acres for BAZ 1962, west of Oneta Road, north of State Highway 51

Background:

Applicant: Cameron Smith, Olsson Associates
Owner: Robert Fiebig III/Kum and Go
Developer: Kum and Go
Engineer: Olsson Associates
Location: West of Oneta Road, north of State Highway 51
Size of Tract: 2.87 acres
Number of Lots: 1
Present Zoning: CN and ARS-1
Comp Plan: Level 4

Planned Unit Development (PUD) 247A involves 2.87 acres located west of Oneta Road, north of State Highway 51. BAZ 1962, a request to rezone the north 1.15 acres of PUD 247A from ARS-1 to CN has been submitted in conjunction with PUD 247. The south part of the property, which is already zoned CN, has been replatted as Lot 1, Block 1 of BOL Addition.

On February 2, 2016, the City Council approved PUD 247 on the south portion of the property, subject to the property being replatted again. The conditional final plat for the replatted area was approved by the City Council on February 16, 2016, subject to a list of conditions. Applicant is now in the process of acquiring Lot 9, Block 2, Prairie Dale and proposes to enlarge their site plan to accommodate diesel fuel sales and parking for trucks. As a result, they are submitting PUD 247A, a request for a major amendment to PUD 247, to accommodate the additional property. They have submitted a revised preliminary plat, which is on this same agenda, that incorporates both the south parcel, as well as the additional property to the north.

BACP 153, a request to change the Comprehensive Plan designation on Lot 9, Block 2, Prairie Dale from Level 1 to Level 4 was reviewed and approved by the City Council on August 2, 2016, subject to the property being replatted, subject to the covenants being modified in accordance with State law to allow commercial use on the property, and a PUD being submitted that is similar in context to the draft PUD submitted with BACP 153. The

design statement and concept plan submitted with PUD 247A is the same as the draft PUD submitted with BACP 153. A copy of the recorded Certificate to Vacate Lot 9, Block 2, Prairie Dale Addition that releases the covenant, conditions, and restrictions set out in the plat for Lot 9, Block 2 Prairie Dale Addition has also been submitted by the applicant. This certificate, which was recorded in Wagoner County on July 5, 2016, was signed by the owners of 22 of the 35 parcels in Prairie Dale, including the abutting property owner to the north. However, from the information submitted, the certificate was not signed by the abutting residential property owner to the west.

With PUD 247A, applicant proposes to develop the property in accordance with the use and development regulations of the CN district, with the following modifications:

- Modify the parking requirement from one space per 200 square feet to one space per 300 square feet. (With the building they are proposing, this changes the number of required parking spaces from 32 to 22.)
- Change the maximum drive width from 36 feet to 40 feet.
- Modify the maximum drive radius from 15 feet to 25 feet on Highway 51 and 40 feet on Oneta Road.
- Modify the distance between the centerline of the driveways and the centerline of intersecting streets from 250 feet to 210 feet. Only one point of access will be allowed to State Highway 51, but there will be two points of access to Oneta Road. The access points will be located as shown on the conceptual site plan.
- Change the distance a freestanding sign has to be from an off-premise advertising sign from 1,500 feet to 300 feet.
- Limit the height of freestanding signs to 30 feet. Sign shall be located at least 20 feet away from the property line, and the display area shall not exceed 100 square feet. The pole structure on the freestanding signs will be covered so that the facing material is similar to the building facing material.
- Change the front building setback requirement along State Highway 51 from 50 feet to 40 feet.
- Increase the width of the landscape edge along State Highway 51 from 10 feet to 12 feet.
- Increase the number of trees required along State Highway 51 and Oneta Road from one tree per 50 feet to one per 30 feet. All the trees will be medium to large trees except where there are conflicts with overhead power lines.
- Increase the width of the landscape edge along the north boundary and part of the west where it abuts a residential use from 10 feet to 20 feet. Within this landscaped edge, at least 1 medium to large evergreen tree will be planted for every 20 lineal feet.
- One light pole, not exceeding 14 feet in height, allowed to be installed in the utility easement next to State Highway 51 near the proposed air machine.
- In addition to the required 8-foot high fence along the north boundary and the portion of the west boundary where it abuts a residential use, there will also be an 8-foot high fence along the east boundary next to Oneta Road, north of northern most 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	Level 1	Wagoner County	Prairie Dale addition
East	Level 6	A-1 and CH	Convenience store, shopping center, and two single-family detached residential structures
South	Level 6	Wagoner County	Used car sales
West	Level 1	A-1	Commercial building and Prairie Dale Addition

The property is not located in a 100-year floodplain area.

With the approval of BACP 153, all of the property is designated as Level 4 in the Comprehensive Plan. The Commercial Neighborhood (CN) uses proposed with PUD 247A, as well as the CN zoning requested with BAZ 1962, are considered to be in compliance with the Comprehensive Plan in Level 4.

Attachments: Case maps
Aerial photo
Comprehensive Plan
PUD 247A design statement
Conceptual site plan
Conceptual landscape plan
Recorded Certificate to Vacate Plat in part of Prairie Dale

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 247A and BAZ 1962 be approved as presented, subject to the property being replatted.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM