



City of Broken Arrow

Request for Action

File #: 17-2814, **Version:** 1

Broken Arrow Planning Commission

11-16-2017

To: Chairman and Commission Members

From: Development Services Department

Title:

Public hearing, consideration, and possible action regarding PUD 268, Alfa Laval, Inc, 39.43 acres, IL, east of 9th Street, one-quarter mile south of Houston Street

Background:

Applicant: Khoury Engineering, Inc.

Owner: Alfa Laval, Inc.

Engineer: Khoury Engineering, Inc.

Location: East of 9th Street, one-quarter mile south of Houston Street

Size of Tract 39.43 acres

Number of Lots: 1

Present Zoning: A-1 to IL

Comp Plan: Level 6

PUD-268 (Planned Unit Development) is located east of 9th Street, one-quarter mile south of Houston Street. The project site currently includes three lots that are zoned Industrial Light (IL) and contains 39.43 acres.

In accordance with the Comprehensive Plan, Industrial Light (IL) zoning is permissible in areas with a Level 6 land use designation with approval of a Planned Unit Development. On March 7, 2017, the City Council approved BAZ-1971 to change the zoning designation on a 26.2-acre undeveloped tract from A-1 (Agricultural) to IL (Industrial Light) subject to the property being platted and a PUD being submitted and approved by the City Council. The lots that were rezoned are the two easternmost lots included in this PUD.

The west part of the rezoned property was initially platted as part of "Lynn Lane Industrial Park," recorded in Tulsa County in 1974. The plat included the Nashville Street right-of-way (ROW) that divided the plat into two blocks and extended eastward from 9th Street a distance of 1,237.2 feet. In 1994, the plat was amended resulting in the combination of lots to create the "Amended Plat of Lynn Lane Industrial Park" (the lot where Alfa Laval's facility is now located). It also vacated a portion of the project site resulting in that portion being unplatted. The street ROW that was dedicated as part of the Lynn Lane Industrial Park was never constructed, and the ROW was relocated to the south boundary of the industrial park site with the amended plat. The current proposal includes an additional parcel to the east, and the applicant proposes to dedicate additional street ROW extending nearly to the eastern boundary of the project site terminating in a cul-de-sac that meets the turning radius requirements for emergency vehicles.

With PUD-268, Alfa Laval, Inc. is proposing to expand the existing industrial operation located at 1201 S. 9th Street. The expansion includes removing some of the existing buildings, constructing new buildings, and

extending the drive aisles and parking areas to serve the new buildings as shown on Exhibit A. Additional expansion is anticipated in future phases. No building elevations or materials are proposed at this time. Staff recommends that the applicant submit elevations and identify exterior materials with the site plan submittal. Covered walkways are proposed to connect the buildings on the site. Covered walkways are proposed to have a 14-foot-high vertical clearance over drive aisles and will have a lower clearance elsewhere. Construction is expected to begin as soon as the applicant obtains PUD approval and issuance of all permits.

The proposed buildings amount to approximately 70,730 square feet of area including office and manufacturing space resulting in a parking requirement of 151 spaces. The applicant is showing 265 spaces. Section 5.4.D.4 of the Zoning Ordinance limits the amount of parking to 125 percent of the minimum required number of off-street parking spaces which, for this project, amounts to 189 spaces. As part of the PUD, the applicant is requesting that the project be permitted to provide 200 percent of the required parking due to the parking demand created during shift overlap.

Site Improvements

Landscaping will be designed in accordance with the Zoning Ordinance (Section 5.2) except for the following deviations:

1. No landscaping shall be required along the west and south boundaries.
2. An 8-foot tall screening fence will be installed at least one-foot from the south property line except at driveways. The fence will setback as required for corner sight distance and will extend further east as future development phases occur.
3. Within the parking lot, the landscape island width shall not be less than eight (8) feet.
4. All internal fencing will be 6-foot tall non-screening chain link fence.

Per Section 5.2.B.3.c, the landscape area requirements for a PUD in an industrial zoned area is 10 percent of the net developable area, and the project is meeting this requirement. Consistent with the zoning requirements, the applicant proposes to replace any landscape material that fails (Section 5.2.C.4). Further, an automatic irrigation system will be installed as required in the Zoning Ordinance (Section 5.2.B.4.b).

The PUD acknowledges that a detailed site plan is required for approval prior to the issuance of a building permit. A conceptual utility plan (Exhibit B), as well as a grading and drainage plan (Exhibit C) are included in the PUD. More detailed plans will be prepared in accordance with the City of Broken Arrow requirements.

Access and Circulation

The existing driveway entrance along Lynn Lane, at the intersection of Lynn Lane and E. Mason Drive, will remain. Additional driveways are proposed along E. Nashville Street along the south boundary. Two driveways will provide access to the parking lot, and an additional wider driveway will provide dock access for trucks accessing the site. The minimum proposed separation between driveways is 50 feet, and the maximum driveway width is 135 that will access the loading dock. The applicant will need to secure a variance to the engineering standards for the wider driveway for the loading dock.

Utilities

There is an existing water line along Lynn Lane that serves the existing Alfa Laval facility. As shown on the proposed utility plan, a water line will be installed along the north side of E. Nashville Street to serve the new buildings. Several fire hydrants will be installed along E. Nashville Street also as part of the City roadway improvement project. There is an existing sewer lift station to the north of the Alfa Laval site located

approximately 200 feet south of the cul de sac at the east end of E. Memphis Street. Sewer service for the Alfa Laval expansion will tie into the sanitary sewer system at this location. A storm drainage system will convey runoff to the two proposed detention ponds that will be constructed at the east end of the site.

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 6	IL	Industrial uses along E. Memphis Street
East	Level 6	A-1	Undeveloped
South	Level 6	A-1	Single-family residence
West	Level 1	R-1	9 th Street and Single-family Residential beyond

The property is designated as Level 6 in the Comprehensive Plan. IL zoning is considered to be in conformance with the Comprehensive Plan in Level 6 when it is done in conjunction with a Planned Unit Development (PUD).

According to FEMA maps none of the property is located within a 100-year floodplain area.

Attachments: **Case map**
 Aerial photo
 PUD-268 Development Standards, revised November 7, 2017
 Lynn Lane Industrial Park Plat
 Amended Plat of Lynn Lane Industrial Park

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-268 be approved, subject to platting and to the following conditions of approval.

1. The applicant shall dedicate additional street right-of-way along the south boundary of the project site (along the E. Nashville Street right-of-way), to the City of Broken Arrow, extending nearly to the eastern boundary of the site and terminating in a cul-de-sac that meets the turning radius requirements for emergency vehicle access.
2. The applicant shall obtain, through the Engineering and Construction Department, approval of a variance from the requirements set forth in the Engineering and Design Criteria Manual, to allow the 135-foot-wide driveway proposed for the loading dock access.
3. The applicant shall deposit funds in escrow for construction of a sidewalk along Lynn Lane or build the sidewalk.
4. The project is permitted to provide 200 percent of the required parking due to the parking demand created during shift overlap.
5. The project shall conform to all other requirements set forth in the Zoning Ordinance.

Reviewed and approved by: Michael Skates

LRC: JMW