



City of Broken Arrow

Request for Action

File #: 17-2884, Version: 1

**Broken Arrow City Council
Meeting of: 11-21-2017**

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

**Consideration, discussion, and possible approval of PUD 267
(Planned Unit Development), QuikTrip No. 0050, 4.96 acres, CN,
southwest corner of Houston Street and State Highway 51**

Background:

Planned Unit Development (PUD) 267 is located on the southwest corner of Houston Street and State Highway 51. The property is zoned Commercial Neighborhood (CN) and consists of two lots and a reserve area totaling 4.96 acres.

With PUD-267, QuikTrip is proposing to modify the existing site in two phases. The first phase includes expanding the parking area along the northern property boundary and constructing a new driveway along Houston Street, approximately 140 feet west of the existing driveway, and approximately 200 feet east of the intersection of Houston Street and S 31st Street as depicted in Exhibit B. Because the new driveway will not meet the separation requirement of 300 feet as designated in Section 5.3.B.3.b of the Zoning Ordinance, the applicant requests approval of a PUD to provide relief from that requirement.

The second phase involves razing the existing store and constructing a new “Generation 3” type store. While no building elevations have been submitted, this store type will be similar to the one located at the northwest corner of Hillside Drive and 9th Street and will include masonry exterior. The proposed site plan shows the 50-foot building setback line but it does not show easements. While support posts cannot be placed within a utility easement, a canopy may extend over the easement.

The applicant proposes that there be no landscape requirement within a prescribed distance of all parking spaces, that the minimum landscape area be 10 percent, and that frontage landscape include 15 shrubs per 50 feet of lot frontage. The existing fence along the west boundary that provides screening for the residentially zoned district will remain. Should any improvements such as buildings, parking, and drive lanes be constructed within 50 feet of the residential area, one medium sized tree will be installed for every 20 feet of improvement area encroaching on the 50-foot buffer abutting the residential area. The PUD submittal indicates that site lighting will conform to the standards of the Zoning Ordinance except that light standards will be allowed in utility easements.

The property associated with PUD 267 was platted as the QuikTrip Commercial Center #49RR. Included with this plat are designated points of access (ACC) and areas with a limits of no access (LNA) along both street frontages. Per the covenants included with the plat, the limits of no access may be amended or released by the Planning Commission.

The property is designated as Level 4 in the Comprehensive Plan. The CN zoning is considered to be in conformance with the Comprehensive Plan in Level 4.

In their meeting of October 26, 2017, the Planning Commission recommended approval (4-0 vote) of PUD 267, subject to the conditions of approval recommended in the staff report. During the Public Hearing, a property owner to the southwest of the site expressed concern about site lighting, lighting from headlights, fencing, and drainage in the area. The consulting engineer for the project responded to the resident's concerns by explaining how the existing detention pond will be cleaned out and the bottom modified. The engineer also stated that a fence is proposed to be installed behind the store in addition to the existing property line fence, and that should alleviate concerns about headlights. The City staff indicated that they would be looking into these issues.

City staff has contacted the property owner and will be meeting with him to look at the drainage that runs north to south adjacent to his back property line.

Cost: \$0

Prepared By: Jane Wyrick

Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department

Approved By: Michael L. Spurgeon, City Manager

Attachments: 1-Fact Sheet.PC Meeting.Oct 26 2017
2-Case Map.PUD 267
3-Aerial.PUD 267
4-QuikTrip 0050 PUD and Exhibits
5-Recorded Plat.QuikTrip Commercial Center 49RR Plat
6-Picture 1 Submitted at PC Meeting by Robert Duran
7-Picture 2 Submitted at PC Meeting by Robert Duran

Recommendation:

Approve PUD 267 as recommended by the Planning Commission and Staff.

JMW