



City of Broken Arrow

Request for Action

File #: 18-302, Version: 1

**Broken Arrow Planning Commission
03-08-2018**

To: Chairman and Commission Members
From: Development Services Department
Title:

Public hearing, consideration, and possible action regarding PUD-275 (Planned Unit Development), 2601 N. Aspen Retail Center, 1.02 acres, PUD 29D/CH to PUD-275/CH, located north of the northeast corner of Aspen Avenue and Albany Street, south of the Broken Arrow Expressway and the abrogation of PUD 29D

Background:

Applicant: Carolyn Back - KKT Architects, Inc.
Owner: Broadmoor Properties
Developer: Broadmoor Properties
Engineer: KKT Architects, Inc.
Location: North of the northeast corner of Aspen Avenue and Albany Street, south of the Broken Arrow Expressway
Size of Tract: 1.02 acres
Present Zoning: PUD 29D/CH
Proposed Zoning: PUD-275/CH
Comp Plan: Level 6

Planned Unit Development (PUD) 275 involves a 1.02 acre parcel located north of the northeast corner of Aspen Avenue and Albany Street, south of the Broken Arrow Expressway. Applicant is requesting that the zoning on the property be changed from PUD-29D/CH to PUD-275/CH. The property has been platted as a part of Lot 1, Block 2, Timbercrest Park. On January 27, 1994, the Planning Commission approved BAL 663 that split the property into its present configuration.

There is an existing building on the property that was built as a QuikTrip convenience store. In 2012, the convenience store was closed when a new structure was built on the northwest corner of Albany Street and Aspen Avenue. The vacant building was later used as a jewelry store that has since closed. The building is presently vacant. With PUD-275, applicant is proposing to develop the property for use as a retail center. The existing building is proposed to be replaced with a new 13,000 square foot multi-use center that will be used for retail, office, restaurant, or other limited commercial uses in the CH district.

PUD 29 was approved by City Council on August 2, 1982. PUD 29, which was envisioned as a mixed use development with hotels, office, retail commercial and industrial uses, stated that signs on the Broken Arrow Expressway frontage would be limited to three. There would be one sign for each major tenant along the

expressway, and the signs would be approved through site plan review. The Planning Commission approved the site plan for QuikTrip No. 6 on January 27, 1994, with the following conditions:

1. Pole sign near the northeast corner of property to be located out of the utility easement, with a maximum height of 30 feet and a maximum size of 125 square feet.
2. Monument sign near the southwest corner of Concord Circle and Aspen Avenue to have a maximum height of 14 feet, a maximum size of 100 square feet, and be located outside any utility easement.

On November 20, 2012, the City Council approved PUD 29D that allowed the monument sign be relocated from the southwest corner of Concord Circle and Aspen Avenue to the northwest corner of the property next to the Broken Arrow Expressway. The asphalt parking space in the northwest corner of the property was removed and replaced with a grass area. The sign, which remained at 14 feet in height, was allowed to have an electronic full color video board. As per the approved design statement, the LED reader board would not have flashing, twinkling, or animated features.

A second sign was proposed to be located at northeast corner of the property, north of the building. The previous QuikTrip sign at this location was removed. A new sign was installed at this location in accordance with the conditions stipulated by the Planning Commission and City Council as part of PUD 29D. All that remains with these signs is the pole structure.

There is an existing off-premise advertising sign located less than 1,500 feet (west) from this property. The Zoning Ordinance does not allow any new free-standing signs to be installed within 1,500 feet of an off-premise advertising sign. With PUD 29D, applicant was allowed to install two new signs on the property.

SUMMARY OF DEVIATION FROM ZONING ORDINANCE

PUD-275 is proposed to be developed in accordance with the Zoning Ordinance and the use and development regulations of the CH district, except as summarized below:

Item	Zoning Ordinance Requirement	PUD-275 Request
Use Permitted	As allowed in the CH district.	As allowed in the CH district except that the following uses are not permitted: places of assembly; sexually oriented businesses; airport; heliport; utility facility, major; animal training school; kennel; micro-food and beverage production; race track (auto, dog, or horse); RV campground/park; open-air market or flea market; boat and/or RV storage; vehicle sales and rentals; mini-storage; office warehouse; recycling center (outdoor or indoor).

Building Setbacks	50 feet from street frontages along the south, west, and north property lines. No setback required along the east boundary.	50 feet from west boundary 30 feet from south boundary 5 feet from east boundary 17.5 feet from north boundary
Exterior Building Materials	Masonry materials. The use of metal or wood requires the approval of the Planning Commission	Structure will use masonry or manufactured stone veneer, EFIS finished surface, along with a combination of low sloped roofs, metal roofs, and asphalt roofs. The building will generally resemble the Architectural illustration shown in the PUD.
Landscaping	One tree per 50 lineal feet, plus one tree per 15 parking spaces. Twelve trees required along existing street frontage along with 44 shrubs.	Twenty trees will be provided along the street frontage plus one tree per 15 parking spaces. In addition, 88 shrubs will be provided. All trees will be medium to large trees, except where there are conflicts with overhead utility lines.
Dumpster location	Dumpster has to be located behind the front building setback line.	Dumpster will be located in the front building setback line in the southeast corner of the site.
Access	Access drive required to be 250 feet from the centerline of the intersecting street. On collector streets, the access points are to be 150 feet apart, centerline to centerline.	No access is allowed to Aspen Avenue or the Broken Arrow Expressway onramp. The width of the existing drives onto Concord Circle are being reduced and moved further away from Aspen Avenue. The drives will be approximately 60 feet apart, centerline to centerline.
Parking Spaces	For retail, one space per 300 square feet. For restaurants, one space per 100 square feet. For a 13,000 square foot building with only retail, 43 parking spaces required.	A total of 46 parking spaces will be provided. Uses can include both retail and restaurant.

Signage	Adjacent to limited access highways, signs must be located at least 10 feet from the property line and are limited to 25 feet in height. The height of the sign can be increased one foot in height for every two feet of setback to a maximum of 50 feet.	Only two freestanding signs are allowed. One sign limited in height to 30 feet, 125 square feet. The other sign limited to 14 feet in height and 100 square feet. All freestanding signs will have a monument type base of the same material as the principal building. Digital signs are allowed on the freestanding signs.
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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	Broken Arrow Expressway	R-1	Broken Arrow Expressway
East	Level 6	PUD 29/CH	Water sport equipment sales and service
South	Level 6	PUD 29/IL	Restaurant
West	Level 6	IL	Restaurant and hotel

None of the property is located in a 100-year floodplain area.

The property associated with PUD-275 is shown in the Comprehensive Plan as Level 6. The development proposed with PUD-275 is considered to be in compliance with the Comprehensive Plan in Level 6.

Attachments: Case map
Aerial photo
Comprehensive Plan
PUD-275 design statement
Timbercrest Park recorded plat
Picture of the site looking east

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-275 be approved as presented. Since the property has been platted previously and the proposed PUD is in compliance with the plat, Staff recommends that platting be waived. In addition, Staff recommends that PUD 29D that was previously approved on this property be abrogated.

Reviewed By: Larry R. Curtis

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Approved By: Michael W. Skates

BDM