



City of Broken Arrow

Request for Action

File #: 18-1003, Version: 1

**Broken Arrow City Council
Meeting of: 09-04-2018**

Title:

Consideration, discussion, and possible approval of PUD-282 (Planned Unit Development) Chase Bank, 1.35 acres, CH, one-quarter mile south of Albany Street, east of 9th Street

Background:

Planned Unit Development (PUD)-282 involves a 1.35 acre parcel located one-quarter mile south of Albany Street, east 9th Street. With PUD 282, applicant is proposing to develop the property for use as a financial institution.

On December 20, 1999, the City Council approved BAZ-1396, a request to rezone the site from A-1 to C-5 (now converted to CH), subject to the property being platted. The project site was platted as Lot 1, Block 1, Hillcrest Lynn Lane recorded in Tulsa County on February 15, 2006 (PT05-129).

As part of the 9th Street widening project, Reno Street was rerouted to the south and became 10th Street. The pavement for Reno Street was removed west of 10th Street but the right-of-way remains. On August 9, 2018, the Planning Commission approved a request for a Change of Access (CA18-100) to allow access from the north property boundary across the Reno Street right-of-way to 9th Street. A second driveway is proposed along the east side of the site at 10th Street.

The Zoning Ordinance requires a screening fence when nonresidential uses abut residential uses. Through the PUD, the applicant requests a waiver of the screening requirement as the Reno Street right-of-way provides a buffer between the project site and the residential neighborhood to the north, and there is an existing masonry wall along the perimeter of the residences.

The parking requirement for financial institutions with a drive-thru is one space per 300 square feet amounting to a minimum of 12 spaces and a maximum of 15 spaces, plus four stacking spaces for the drive-thru. Through the PUD, the applicant is requesting approval to have 40 parking spaces. One freestanding sign is permitted for every 150 feet of frontage. For lots with multiple street frontages, the street frontage is not cumulative. Sign height is limited to 20 feet. The applicant is requesting approval to have two (2) 20-foot-high pylon signs with 75 square feet of sign area each.

In their meeting of August 9, 2018, the Planning Commission recommended approval (5-0 vote) of PUD-282 per Staff recommendation. The Planning Commission further recommended that right in/right out turning movements be considered for the driveway proposed to use Reno Street to 9th Street. Staff had recommended approval subject to amending the Limits of No Access along the north boundary to allow driveway access through the Reno Street right-of-way. Three residents spoke with concerns about traffic and the difficulty in

getting in and out of the Westwind neighborhood to the north of the site. The City has included funding for improvements to this intersection in the General Obligation (GO) Bond. Should this funding be approved, engineers will be studying the prospect of opening Reno Street and what improvements will help to improve traffic flow in the area. This study will also consider what turning movements will best serve this area.

Cost: \$0

Funding Source: None

Requested By: Michael Skates, Development Services Director

Approved By: Michael L. Spurgeon, City Manager

Attachments: Published Planning Commission Factsheet
Case Map
Aerial photo
PUD-282 Design Statement
Hillcrest Lynn Lane Recorded Plat

Recommendation:

Approve PUD-282, subject to the following condition of approval.

1. Applicant to amend the Limits of No Access along the north boundary to allow driveway access through the Reno Street right-of-way.