



City of Broken Arrow

Request for Action

File #: 18-1377, Version: 1

**Broken Arrow City Council
Meeting of: 12-04-2018**

Title:

Approval of (Planned Unit Development) PUD-283 and BAZ-2015 (Rezoning), Dollar General Broken Arrow, 2.00 acres, A-CH to CG, located west of the southwest corner of Aspen Avenue and Omaha Street

Background:

Planned Unit Development (PUD)-283 and BAZ-2015 involve a 2.00 acre undeveloped tract located west of the southwest corner of Aspen Avenue and Omaha Street. Applicant is requesting that the zoning on the unplatted property be changed from A-CH (Annexed-Commercial Heavy) to CG (Commercial General). A preliminary plat, Dollar General Broken Arrow, has been submitted and is being reviewed for the December 6, 2018 Planning Commission meeting.

This property was annexed into the City of Broken Arrow by Ordinance No. 1670 on October 7, 1991. With PUD-283, applicant is proposing to develop a Dollar General on the site. The conceptual layout submitted with the PUD-283 shows the proposed location of the building, driveways and parking.

PUD-283 is proposed to be developed in accordance with the CG development standards with the following modifications:

- Screening shall not be required along the eastern and southern property lines
- A single access point will be permitted to the site via a drive separated from the existing drive to the west by not less than 200' measured centerline to centerline
- Water is available from the City of Broken Arrow. Sanitary sewer is available from both City of Broken Arrow and City of Tulsa
- Site lighting shall conform to the Broken Arrow Zoning Ordinance with the exception that light poles will be allowed within utility easements abutting street rights-of-way. A note shall be placed on the face of the site plan stating "Property owner(s) assumes all liability and replacement responsibilities for any damage to light poles placed in utility easements." Through the platting process, the applicant intends to provide a mutual access easement to allow future developments to the east to utilize the drive.

In their meeting of November 15, 2018, the Planning Commission recommended approval (4-0 vote) of PUD-283 & BAZ-2015 per Staff recommendation. Staff recommended approval of PUD-283 and BAZ-2015 subject to the property being platted, all wall-pak lighting shall be equipped with shield to direct light downward and all freestanding signs will have a monument type base of the same masonry material as the principle building. No one spoke on this item.

Cost: \$0

Funding Source: None

Requested By: Michael Skates, Development Services Director

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case map
Aerial photo
Comprehensive Plan
Ordinance No. 1670
PUD-283 design statement

Recommendation:

Approve PUD-283 & BAZ-2015 per Planning Commission and Staff recommendation.