



City of Broken Arrow

Request for Action

File #: 19-109, Version: 1

**Broken Arrow City Council
Meeting of: 01-15-2019**

Title:

Approval of PUD-248 (Planned Unit Development) and BAZ-2020 (Rezoning), Attic Storage, B.A., 10.15 acres, R-2/CH to PUD-284/CH and IL, located one-quarter mile east of Aspen Avenue (145th East Avenue), north of Tucson Street (121st Street)

Background:

Planned Unit Development (PUD)-284 and BAZ-2020 involve a 10.15-acre parcel located one-quarter mile east of Aspen Avenue, north of Tucson Street. With PUD-284, applicant is proposing to develop the property with commercial and mini-storage uses.

The project site was rezoned to CH (Heavy Commercial) in 2017 as part of a larger 40-acre site, subject to platting. The site remains unplatted.

The project consists of two development areas. Development Area A, at the south end of the site, consists of 2.98 acres and is planned for an 8,500-square-foot commercial user. This area will be developed by others in the future and is anticipated to be retail and/or restaurant uses. Development Area B consists of 7.18 acres and is planned for light industrial use. Two buildings are proposed in this area including a 112,700-square-foot, two-story mini-storage building to the north and a 36,000-square-foot, two-story office/warehouse building to the south to be developed by others, as well as site improvements.

An industrial minor street is proposed to access the site from West Tucson Street. West Tucson is a primary arterial street where the ultimate required right-of-way is 60 feet. Currently, 50 feet of right-of-way is dedicated, thus, additional right-of-way and utility easement dedication will be required when the site is platted. Section 6.4.7.C of the Engineering Design Criteria Manual states that streets that intersect with arterial streets shall match the location of existing or proposed streets of adjoining subdivisions. As proposed, the street for Attic Storage, B.A. will align opposite S. Sycamore Avenue. As a result of meeting this requirement, the proposed street will be 200 feet from the western driveway for Warren Theatre and, thus, will not meet the 250 feet driveway separation which is being addressed by the proposed PUD. City utilities are available to serve this development.

PUD-284 is proposed to be developed in accordance with the CH and IL development standards with the following modifications:

- Parking for the mini-storage use shall be reduced 25 percent.
- The side setback abutting the A-1 zoning district to the east shall be reduced to 30 feet.
- The 200-foot driveway separation along W. Tucson Street shall be permitted.

In the CH (Commercial Heavy) district a mini-storage use requires approval of a Specific Use Permit and is limited to 20 percent of the lot area (Section 3.2.D.3d); whereas, mini-storage is a permitted use in the IL (Industrial Light) district. Therefore, the applicant is requesting approval to rezone the 7.18-acre northern portion of the site to IL to accommodate mini-storage as a permitted use.

The property associated with PUD-284 is shown in the Comprehensive Plan as Level 6. The development proposed with PUD-284 is considered to be in compliance with the Comprehensive Plan in Level 6. IL is considered in accordance with the Comprehensive Plan in Level 6 with approval of a PUD.

The site slopes to the west where there is a blue line stream. The FEMA study that was completed in this area studied the stream to the south of West Tucson Street but did not include this area. The developer will need to establish a City of Broken Arrow regulatory floodplain.

In their meeting of December 20, 2018, the Planning Commission recommended approval (3-0 vote with 1 recusal) of PUD-248 and BAZ-2020 per Staff recommendation. Staff recommended that the property be platted within one year of approval and that additional right-of-way and utility easement be dedicated in accordance with the Engineering Design Criteria Manual. 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: Published Planning Commission Factsheet
PUD-284 Case Map
BAZ-2020 Case Map
Aerial
PUD-284 & BAZ-2020 Development Standards
Building Elevations and Renderings

Recommendation:

Approve PUD-248 and BAZ-2020, as recommended by the Planning Commission and Staff.