



# City of Broken Arrow

## Request for Action

---

**File #:** 19-1095, **Version:** 1

---

**Broken Arrow City Council**  
**Meeting of: 09-17-2019**

**Title:**

Approval of PUD-243A (Planned Unit Development Major Amendment), Green Country Federal Credit Union, 0.83 acres, PUD-243/CH (Commercial Heavy), one-half mile east of 9th Street (177th E. Avenue/Lynn Lane), south of Kenosha Street (71st Street)

**Background:**

Planned Unit Development (PUD)-243A involves a 0.83-acre parcel located one-half mile east of 9<sup>th</sup> Street (Lynn Lane/177<sup>th</sup> E. Avenue), south of Kenosha Street (71<sup>st</sup> Street).

PUD-243 was approved by the City Council on December 1, 2015, and the Collision Works plat was recorded in Tulsa County on May 27, 2016. Collision Works was built on the east lot of this plat. With PUD-243A, applicant proposes to construct a financial institution and coffee shop with drive through windows on the west lot zoned CH (Development Area B). The building is proposed to be three stories containing 10,649 square feet in area. The proposed amendment to PUD-243 involves Development Area “B” only. Development standards for Development Area “A” remain unchanged.

Access for this site was established with PUD-243 and through Limits of Access on the recorded Collision Works plat. Access along Kenosha Street is via a mutual access easement to an existing driveway for Development Area A located. A second access point is designated on the plat along 14<sup>th</sup> Street. Two drive through windows and an automatic teller machine (ATM) lane are proposed along the rear of the bank building. A separate drive through window is proposed on the east side of the building for the coffee shop.

Green Country Federal Credit Union is proposed to be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CH district, except as summarized below.

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

Item	Broken Arrow Zoning Ordinance	PUD-243A Request
Permitted Uses	As allowed in the CH district	As permitted in the CH district except that sexually oriented business shall not be permitted.
Minimum Lot Frontage	100 feet	Per Zoning Ordinance

Minimum Building Setback	Front (north) - 50 feet Rear (south) - 30 feet Side in same district - 0 feet Side abutting non res - 30 feet Side or rear abutting residential 1 story - 50 feet >1 story - 75 feet Max height - none	Front (north) - 50 feet Rear (south) - 30 feet Side in same district - 0 feet Side abutting non res - 30 feet Side or rear abutting residential 1 story - 50 feet >1 story - 75 feet Max height - none
Parking	Financial Institution w/drive thru 10,019 SF at 1/300 SF = 33 spaces Indoor beverage sales w/drive thru 630 SF at 1/250 SF = 3 Total required = 36 spaces	20 percent reduction in the number of parking required.
Drive-thru Stacking	Financial institution - Four (4) stacking spaces per drive-thru lane Restaurant with drive thru - Eight (8) stacking spaces	Three (3) stacking spaces per drive-thru lane, two (2) spaces for ATM lane for financial institution; and stacking spaces per Zoning Ordinance for coffee shop. Fence is not required to be opaque.
Landscaping and Trees	10-foot landscape edge next to street frontage. 1 tree/50 feet of street frontage 1 tree/15 parking spaces 10-foot landscape buffer next to residential use with 1 evergreen tree and 10 shrubs/30 feet using trees from approved tree list. Minimum 10% of site to be landscape open space.	8-foot landscape edge along Kenosha Street with 1 tree/30 feet. 4-foot landscape edge along 14 <sup>th</sup> Street with 1 tree/50 feet. Landscape edge along south boundary to vary from 4 ½ feet and greater and include 15 shrubs/30 feet. Approximately 16.74% of the site to be landscape open space.
Screening and Fencing	An 8-foot-high screening fence required between nonresidential and residential districts. All mechanical and HVAC equipment to be screened from public view. Each refuse collection receptacle shall be screened from view on all sides by a sight-obscuring enclosure and gate consisting of an opaque fence or wall of between 6 feet and 8 feet in height.	An 8-foot-high opaque screening fence along south boundary abutting RM district. A minimum of 15 shrubs/30 feet of adjacent exposure to be planted. Mechanical, HVAC equipment, and standby generator to be screened from public view. Trash enclosure to be screened from view on all sides with opaque fence or wall between 6 feet and 8 feet in height and opaque gate.

Exterior Building Materials	Building facades in Office and Commercial Districts to be of masonry, concrete panels, glass block, glass curtain walls, EIFS or stucco. Metal finishes, wood, plastic, and other masonry products by be considered and approved by the Planning Commission.	Masonry, glass and metal to be permitted.
Exterior Lighting	Light poles can be 16 to 35 feet in height depending upon their location and whether or not a photometric is submitted.	Per the Zoning Ordinance.
Freestanding Signs	Up to 20 feet in height and up to 500 square feet with multiple users and 300 square feet for a single user. No signs shall be located within 50 feet of any residentially zoned district. Signs located within 50-100 feet of a residentially zoned district shall be limited to 8 feet in height and 64 square feet. A sign within 200 feet of a residential district is limited to 300 square feet.	One freestanding sign not exceeding 10 feet in height and 100 square feet in sign area to be permitted at the northwest corner of the lot (more than 200 feet from residentially zoned district). Monument base to be made of similar materials as the main structure on the lot.

With PUD-243A, applicant has incorporated the following design elements to make the property compatible with the surrounding land uses:

- Amount of landscaped open space increased from 10 percent per to 16 percent.
- Freestanding sign limited to 10 feet in height and 100 square feet in sign area.
- All exterior site lighting will be in strict accordance with the City of Broken Arrow requirements. A photometric will be submitted.

According to Section 6.4 of the Zoning Ordinance:

The PUD provisions are established for one (1) or more of the following purposes:

1. To permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties.
2. To permit greater flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Ordinance.
3. To encourage the provision and preservation of meaningful open space.

4. To encourage integrated and unified design and function of the various uses comprising the planned unit development.
5. To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infra structure and land use compatibility.

In Staff's opinion, PUD-243A satisfies items 1, 2, 4 and 5 of Section 6.4.A of the Zoning Ordinance. (1) Applicant has designed the site so that points of access are shared with abutting development thereby helping to assure compatibility with adjoining and proximate properties. The one proposed freestanding sign is limited to 10 feet and 100 square feet in size which makes it compatible with the development along this section of Kenosha Street. Applicant is requesting a slight reduction in parking spaces but is satisfied that the amount of parking provided will meet their needs. A mix of masonry, metal and glass will be used for the well-designed building that will provide a better appearance along Kenosha Street, the residential neighborhood along 14<sup>th</sup> Street, and from the Broken Arrow Expressway. (2) The site is an undeveloped lot in an existing PUD. The small size of the lot creates design challenges such as providing stacking space for four vehicles for each drive through lane. The applicant is confident that stacking is adequate and will be distributed over the two drive through lanes and the ATM lane. Reducing the stacking space provides better utilization of the site and greater flexibility. (4) Points of access to Kenosha Street and 14<sup>th</sup> Street are shared with the adjacent properties creating a unified design within the planned unit development. (5) Public sidewalks exist along Kenosha Street and 14<sup>th</sup> Street. Applicant will provide a pedestrian connection to the existing sidewalks to provide for safer pedestrian travel.

Water and sanitary sewer service will be provided by the City of Broken Arrow.

In their meeting of August 22, 2019, the Planning Commission recommended approval (5-0 vote) per Staff recommendation. Staff had recommended that the applicant provide a recorded document number for the mutual access easement relocation prior to issuance of a building permit, and that the applicant work with staff to identify appropriate evergreen plant material that will adequately screen the residential use to the south while limiting the height of vegetation near power lines. No one from the public spoke on this item.

**Cost:** \$0

**Funding Source:** None

**Requested By:** Larry R. Curtis, Community Development Director

**Approved By:** City Manager's Office

**Attachments:** Published Planning Commission Report  
Case map  
Aerial  
Development Standards  
Building Elevations  
Collision Works Plat

**Recommendation:**

Approve PUD-243A per Planning Commission and Staff recommendation.