



City of Broken Arrow

Request for Action

File #: 19-1293, **Version:** 1

Broken Arrow Planning Commission
11-07-2019

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

Public hearing, consideration, and possible action regarding PUD-295 (Planned Unit Development) and BAZ-2037 (Rezoning), BA Storage, 0.24 acres, CN (Commercial Neighborhood) to PUD-295/IL (Industrial Light), located north of Kenosha Street (71st Street), one-third mile east of Aspen Avenue (145th E. Avenue)

Background:

Applicant: John Sanford, JSA Architects
Owner: Ramzi Salha
Developer: Ramzi Salha
Architect: JSA Architects
Location: North of Kenosha Street (71st Street), one-third mile east of Aspen Avenue (145th E. Avenue)
Size of Tract 0.24 acres
Present Zoning: CN
Proposed Zoning: PUD-295/IL
Comp Plan: Level 6

Planned Unit Development (PUD)-295 involves a 0.24 acre parcel located north of Kenosha Street (71st Street), one-third mile east of Aspen Avenue (145th E. Avenue) at 1021 N. Narcissus Avenue. In conjunction with PUD -295, applicant has submitted BAZ-2037, a request to change the underlying zoning from CN (Commercial Neighborhood District) to IL (Industrial Light District). The property has been platted as a part of Lot 18, Block 5, Rockwood West Addition.

Previously, a self-service car wash was located on the property. Most of the car wash has been demolished. Applicant is proposing to completely clear the site by removing all existing structures and pavement, and construct a three-story indoor storage unit on the property. According to the PUD, the only permitted use is indoor mini-storage. No outdoor storage will be allowed. The exterior building material will be masonry with a finish similar to factory finished cement board. The height of the building is limited to 38 feet.

A 10-foot wide landscape area will be provided along the north boundary that adjoins a duplex residential unit. In this area, one large to medium evergreen tree will be planted for every 30 lineal feet of frontage. An eight-foot high masonry wall with cast stone cap will be provided along the north boundary. The masonry fence will not consist of exposed concrete block.

Along Narcissus Avenue there will be a 30-foot wide landscape edge. One large to medium size tree will be planted in this landscape edge per 30 lineal feet of frontage. No parking lot light poles will be installed on the site. Any wall packs attached to the building will be shielded with the light directed towards the ground.

BA Storage is proposed to be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the IL district, except as summarized below.

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

Item	Broken Arrow Zoning Ordinance - IL District	PUD-295 Request
Allowed uses	As allowed in the IL district	Indoor mini storage only.
Building height	From an abutting residential or A-1 district: 50 feet or 4 stories. (Note: In the existing CN district, building height is limited to 50 feet or 3 stories.)	38 feet or 3 stories.
Building setback	North: 50 feet East: 30 feet South: 30 feet West: 30 feet	North: 47 feet East: 5 feet South: 5 feet West: 30 feet
Masonry Materials	No masonry requirements in the IL district when adjacent to a local street.	All four sides of the building will consist of masonry material with a finish similar to factory finished cement board
Perimeter screening	An opaque fence of at least 8 feet in height is required along the north boundary.	An 8-foot high masonry fence with cast stone cap will be provided along the north boundary. The masonry fence will not consist of exposed concrete block. Eight-foot high wrought iron fence will be provided on the other three sides.

Freestanding Signs	Up to 30 feet in height and up to 500 square feet with multiple users and 300 square feet for a single user. However, no signs shall be located within 50 feet of any residentially zoned district. Any sign located within 50 feet to 100 feet of a residentially zoned district shall be limited to 8 feet in height and 64 square feet. No flashing, twinkling, or animated sign shall be located within 20 feet of the right of way line or within 200 feet of a designated residential district. Any sign within 200 feet of a residential district is limited to 300 square feet.	No freestanding signs allowed. Signage will be attached to the west and south sides of the building.
Landscaping	North: 10-foot wide landscape area with one medium to large evergreen tree and 10 shrubs for each 30 lineal feet. West: 10 foot wide with one tree per 50 lineal feet of frontage.	North: 10-foot wide landscape area with one medium to large evergreen tree for every 30 lineal feet. West: 30 foot wide with one medium to large tree per 30 lineal feet of frontage.
Parking lot lighting	Light poles up to 20 feet in height could be located on the property.	No parking lot light poles allowed. Any wall packs attached to the building will be shielded with the light directed towards the ground.

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 (2019)	Zoning	Land Use
North	Level 3	RD	Duplexes
East	Greenway/Floodplain	CN	500-year floodplain
South	Level 6	CN	Body piercing/tattoo shop
West	Level 6	CH	Shopping center

The property associated with PUD-295 and BAZ-2037 is designated as Level 6 in the Comprehensive Plan recently adopted by the City Council. IL (Industrial Light) zoning is considered to be in conformance with the Comprehensive Plan in Level 6 when submitted with a PUD.

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-295 satisfies items 1, 2, and 3 of Section 6.4.A of the Zoning Ordinance. (1) Applicant has designed a conceptual site plan that enables a three story building to be located on the property. To ensure compatibility with adjoining and proximate properties, he has provided a 30-foot wide landscape buffer along Narcissus Avenue. He has increased the amount of landscaping along Narcissus Avenue and is requiring all the trees to be medium to large trees. No light poles are allowed on the property and any wall packs must be shielded with the light directed downward. Use of the property is limited to indoor storage, which is less obtrusive than the previous use on the property. (2) The building setback along the east boundary, which abuts a drainage channel, has been reduced from 30 feet to 5 feet, allowing better utilization of the property. (3) Previously, the entire site was paved with concrete. With PUD-295, all the existing structure and pavement will be removed. A 30-foot wide landscape area will be provided along Narcissus Avenue and a 10-foot wide landscape area will be provided along the north boundary.

According to FEMA maps, none of the property is located in a 100-year floodplain area. The abutting property to the east is located in the 500-year floodplain.

Attachments: Case map
Aerial photo
Comprehensive Plan Future Development Guide
PUD-295 design statement
Google Earth picture looking northeast

Recommendation:

Based upon the Comprehensive Plan, the PUD submitted with BAZ-2037, the location of the property, and the surrounding land uses, Staff recommends that PUD-295 and BAZ-2037 be approved as presented. Since the property has already been platted, Staff recommends that platting be waived.

Reviewed and approved by: **Larry R. Curtis**

BDM