



City of Broken Arrow

Request for Action

File #: 19-1377, 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-296 (Planned Unit Development), Domino's Broken Arrow, CN (Commercial Neighborhood) to PUD-296/CN (Commercial Neighborhood), located at the southeast corner of Albany Street (61st Street) and 23rd Street (County Line Road)

Background:

Applicant: Mark Capron, Wallace Engineering
Owner: OT Properties, LLC
Developer: OT Properties, LLC
Architect: W Design
Location: Southeast corner of Albany Street (61st Street) and 23rd Street (County Line Road)
Size of Tract 0.64 acres
Present Zoning: CN
Proposed Zoning: PUD-296/CN
Comp Plan: Level 4 (Commercial/Employment Nodes)

Planned Unit Development (PUD)-296 involves a 0.64-acre parcel located on the southeast corner of Albany Street (61st Street) and 23rd Street (County Line Road). The property is currently zoned CN (Commercial Neighborhood) and has been platted as a part of Lot 1, Block 1, S.K.K. Center.

This site was previously developed as a convenience store but is currently vacant. The applicant proposes to construct a two-tenant structure on the property. One tenant space is expected to be developed as a Domino's pizza. With the required dedication of right of way, the overall size of the site becomes restricted. PUD-296 seeks to lessen these effects by reducing the required setback on the east side of the development from 30-feet to 17.5-feet. The east side of this site is adjacent to the Quail Hollow apartment complex. The nearest apartment building to the shared property line is approximately 20-feet. The applicant has proposed increasing the landscaping requirements on the site in exchange for the reduction in setbacks.

Domino's Broken Arrow is proposed to be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CN district, except as summarized below.

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

Item	Broken Arrow Zoning Ordinance - CN District	PUD-296 Request
Floor Area	12,000 SF Minimum	5,000 SF Maximum
Off Street Parking	33 Spaces	31 Spaces
Minimum Building setback	North (from Albany): 50 feet East (from Lot 3, Block 1, Quail Hollow: 30 feet South (from Lot 3, Block 1, Quail Hollow): 0 feet West (from North 23 rd Street): 50 feet	North (from Albany): 50 feet East (from Lot 3, Block 1, Quail Hollow: 17.5 feet South (from Lot 3, Block 1, Quail Hollow): 11 feet West (from North 23 rd Street): 50 feet
Landscape Area	10% of Lot Area (2,433 SF)	18% of Lot Area (4,380 SF)
Tree Requirement	1 Tree per 50 Linear Feet of landscaped edge (6)	1 Tree per 40 Linear Feet of landscaped edge (8)
Shrub Requirement	10 Shrubs per 50 Linear Feet of parking adjacent to landscaped edge (30 shrubs)	15 Shrubs per 50 Linear Feet of parking adjacent to landscaped edge (45 shrubs)
Interior Parking Lot Landscaping	1 Tree per 15 Parking Spaces (1)	1 Tree per 6 Parking Spaces (4)
Buffering of Adjacent Residential	1 Tree per 20 Linear Feet (8)	1 Tree per 16 Linear Feet (10)
Signage	Sign Area: 300 SF Sign Height 20 Feet	Sign Area: 270 SF Sign Height 18 Feet

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 4	CH	Casey's General Store
East	Level 3	RM	Apartments
South	Level 4	CN	Undeveloped
West	Public/Semi Public	A-1	Broken Arrow High School

The property associated with PUD-296 is designated as Level 4 in the Comprehensive Plan recently adopted by the City Council. The existing CN zoning on the property is considered to be in accordance with the Comprehensive Plan in Level 4.

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, infrastructure and land use compatibility.

In Staff's opinion, PUD-296 satisfies items 1 and 2 of Section 6.4.A of the Zoning Ordinance. (1) Applicant has designed a conceptual site plan that enables a two tenant building to be located on the property. To ensure compatibility with adjoining and proximate properties, the applicant has increased the amount of landscaping on the overall site and abutting the residential district to the east. (2) The building setback along the east boundary is requested to be reduced for the purpose of dedicating ultimate right-of-way widths along Albany Street and 23rd Street, while maintaining the required landscape buffer.

According to FEMA maps, none of the property is located in a 100-year floodplain area. Water and sewer to the site are available from the City of Broken Arrow.

Attachments: Case map
Aerial photo
PUD-296 design statement

Recommendation:

Based upon the Comprehensive Plan, the PUD Design Statement, the location of the property, and the surrounding land uses, Staff recommends that PUD-296 be approved and that replatting be waived with the dedication of right-of-way and utility easements along Albany Street and 23rd Street in accordance with the Subdivision Regulations.

Reviewed and approved by: Larry R. Curtis

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