



City of Broken Arrow

Request for Action

File #: 19-1530, Version: 1

**Broken Arrow City Council
Meeting of: 01-07-2020**

Title:

Consideration, discussion and possible approval of PUD-298 (Planned Unit Development), Stewart Martin Equipment-Kubota Dealership and abrogation of a portion of SP-196A (Specific Use Permit), 6.60 acres, CH (Commercial Heavy), located one-quarter mile north of Kenosha Street (71st Street), east of Elm Place (161st E. Ave)

Background:

Planned Unit Development (PUD)-298 involves a 6.60-acre tract located one-quarter mile north of Kenosha Street, east of Elm Place (161st E. Avenue) at 1275 N. Elm Place. In conjunction with PUD-298, applicant requests that a portion of SP-196A be abrogated for this property.

The site of this request was originally platted on June 5, 1984 as Lot 1 Block 1 of the Bradley Chevrolet, Inc. plat. When Northside Christian Church acquired the site, it was replatted on June 29, 2007 as the north portion of Lot 1 Block 1 of the Northside Christian Church plat. On May 2, 2005, the City Council approved SP-196 (Specific Use Permit) for church uses on 6.60 acres that Northside Christian Church was acquiring, subject to platting. The site was not platted and SP-196 expired. On September 8, 2006, the City Council approved SP-196A for the entire church property, subject to replatting and limited the use of the site to church and activities directly associated with a church. Stewart Martin Equipment is in the process of acquiring the north 6.60 acres from Northside Christian Church. Applicant requests that the Specific Use Permit (SP-196A) for the 6.60-acre northern portion of the site be abrogated.

With PUD-298, applicant requests approval to allow tractor, utility trailer, all-terrain vehicle, and associated equipment sales and rentals, including parts and service, on a 6.60-acre tract. Applicant proposes gated access and a drive aisle surrounding the building. The required front landscape edge is proposed to be increased from ten feet to fifteen feet with expanded landscaping at the front corners of the site and along the entrance drive. A black ornamental metal fence is proposed at the back of the landscape edge and extending back a minimum of 200 feet where it transitions to chain link. Chain link fencing exists towards the rear of the site. The site is currently paved, and the applicant proposes to resurface the existing pavement. Applicant proposes to retain existing light poles but may replace fixtures. Outdoor display of equipment is proposed. The one-story building is proposed to be 17,500 square feet in area including a 5,000-square-foot showroom, service bays, storage, and an employee breakroom. Exterior building materials include a masonry base with metal on the upper portion. A 29-foot-high monument sign with aluminum cladding is proposed to include a primary sign (74 square feet) and an LED display sign (42 square feet).

The property associated with PUD-298 is designated as Level 6 in the Comprehensive Plan recently adopted by the City Council. CH (Commercial Heavy) zoning is considered to be in conformance with the Comprehensive Plan in Level 6.

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

In their meeting of December 19, 2019, the planning Commission recommended approval (4-0-1 vote) of PUD-298 per Staff recommendation, with the additional requirement that the front of the building be masonry up to 12 feet in height and that the masonry wrap 50 feet back on the north and south sides of the building. Staff had recommended that a lot split be completed and that the limits of no access be amended to allow for one driveway entrance consistent with the existing curb cut. At this meeting, no one from the public spoke during the Public Hearing session on the item. Since the Planning Commission hearing, applicant has revised the exterior to include brick on the façade up to the 12-foot-high canopy and wrap the sides up to that height to the end of the side canopy before stepping down to a brick wainscot. Applicant appeals to the City Council to modify the Planning Commission recommended masonry condition to what is shown on the attached revised elevations.

Cost: \$0

Funding Source: None

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

Approved By: City Manager's Office

Attachments: Published Planning Commission Staff Report
Case map
Aerial
Design Statement
Northside Christian Church Plat
Revised Elevations

Recommendation:
Approve PUD-298.