



City of Broken Arrow

Request for Action

File #: 20-92, **Version:** 1

Broken Arrow Planning Commission
01-09-2020

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD-300 (Planned Unit Development) and BAZ-2042 (Rezoning), Metro Foot & Ankle, 0.58 acres, IL (Industrial Light) to CH (Commercial Heavy), located one-third mile south of Kenosha Street (71st Street), west of Elm Place (161st E. Avenue)

Background:

Applicant: Mike Hughes Architects, PC
Owner: Metro Tulsa Properties, LLC
Developer: Metro Tulsa Properties, LLC
Architect: Mike Hughes Architects, PC
Location: One-third mile south of Kenosha Street (71st Street), west of Elm Place (161st E. Avenue)
Size of Tract: 0.58 acres
Present Zoning: IL
Proposed Zoning: IL to PUD-300/CH
Comp Plan: Level 6

Planned Unit Development (PUD)-300 and BAZ-2042 (Rezoning) involve a 0.58-acre lot located one-half mile south of Kenosha Street (71st Street), west of Elm Place (161st E. Avenue), at 701 W. Elgin Street. The property, which is vacant, has been platted as Lot 1, Block 10 Graham Franklin Industrial Park IV recorded in Tulsa County on March 29, 1977. The site is zoned IL (Industrial Light) and previously included a car wash.

On December 19, 2019, the Planning Commission recommended approval of BACP-165 to amend the comprehensive plan designation from Level 6 and Greenway/Floodplain to an increased amount of Level 6 and a decreased amount of Greenway/Floodplain on this site. The City Council will hear this item at its January 21, 2020 meeting.

With BAZ-2042 (Rezoning), applicant requests approval to rezone the property from IL (Industrial Light) to CH (Commercial Heavy). Applicant also requests approval of a Planned Unit Development (PUD-300) to reduce setbacks and to modify the landscape edge by clustering landscaping at the northeast corner of the property. One freestanding sign is proposed to be placed in the landscape area. Also included is a request to locate the trash enclosure near the northwest corner of the building which is in front of the front building line.

The reason for this request is that the trash enclosure cannot be located in the floodplain, and there is no other location to place it behind the building. It is anticipated that one parking space will be lost in placing the trash enclosure at that location. As proposed, the parking slightly exceeds the required 22 parking spaces based on the parking required for medical office use. This requirement may vary some depending on the use in the tenant space on the east side of the building. Parking will be evaluated again when a user for the east side of the building is identified. The 5,419-square-foot building is proposed to be one and one-half story with masonry and EIFS (Exterior Insulation Finishing System) exterior. Applicant will be dedicating a corner clip and 10 feet of right-of-way along Elm Place by separate instrument. A 30-foot easement was dedicated with the plat.

Metro Foot and Ankle 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 - CH District	PUD-300 Request
Allowed uses	As allowed in the CH district	Per Zoning Ordinance
Building height	None	3 stories or 50 feet
Building setback	North: 50 feet East: 50 feet South: 30 feet West: 30 feet	North: 40 feet East: 40 feet South: 20 feet West: 5 feet
Exterior Building Materials	Building exteriors that are facing a public street to be constructed of masonry. Metal finishes, wood, plastic and other masonry material may be considered and approved by the Planning Commission through the site plan review process.	Masonry and EIFS (Exterior Insulation Finishing System) which is a water-resistant exterior wall stucco masonry unit.
Parking	One space per 250 square feet for medical office. One space per 300 square feet for general retail. One space per 100 square feet for restaurant without drive-thru.	Per Zoning Ordinance
Perimeter Fencing	None required when commercial development does not abut agricultural or residential zoned property.	No new fencing proposed. Fencing exists along south boundary for recycling center.

Freestanding Signs	Freestanding signs with a masonry base not to exceed 20 feet in height. Additional height may be granted for additional setbacks measured from the ultimate right-of-way line on a one-foot (1') vertical to two-foot (2') horizontal basis, to a maximum of thirty feet (30') and up to 300 square feet in area. LED signs permitted in accordance with Section 5.7.C.2.b.	Freestanding signs per Zoning Ordinance. No pole or pylon signs. Only one monument sign with a masonry base to match the building exterior limited to 12 feet in height.
Landscaping	10-foot-wide landscape edge with one tree and 10 shrubs for each 50 linear feet. Parking lot: Ten-foot-wide planting island with one tree for every ten parking spaces. No parking space more than 75 feet from a landscaped area.	Equivalent of one tree per 30 lineal feet of lot frontage. Owner is requesting a deviation from the 10-foot landscape edge and instead proposes to cluster landscaping at the northeast corner of the property.
Parking lot lighting	Light poles up to 16 feet in height within 50 feet of public right-of-way, and up to 20 feet in height within 250 feet of public right-of-way.	Per Zoning Ordinance except that all light poles are limited to 16 feet in height. Wall packs to be shielded with lights directed downwards.
Screening of mechanical equipment and trash containers	Roof-mounted mechanical equipment shall be screened by the parapet walls or sight-obscuring enclosure around the equipment. Ground-mounted mechanical equipment shall be screened with ornamental fences, or through the use of trees and shrubs that form an opaque visual screen. Refuse collection receptacles shall be screened from view on all sides by a durable sight-obscuring enclosure with an opaque fence.	All trash, mechanical and equipment areas, including building mounted, shall be screened in accordance with the Zoning Ordinance.

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 6, Greenway/Floodplain	IL	W. Elgin Street, Equipment Rental beyond

East	Level 2, Level 3, Special District Overlay	DROD Area 7 (R-3 underlying)	Elm Place, Single-family residential
South	Level 6, Greenway/Floodplain	IL	Recycling Center
West	Level 6, Greenway/Floodplain	IL	Undeveloped

The property associated with PUD-300 is designated as Level 6 and Greenway/Floodplain 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 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-300 satisfies items 1 and 5 of Section 6.4.A of the Zoning Ordinance. (1) Applicant has designed a conceptual site plan that preserves all of the 100-year floodplain by focusing development on the north portion of the site. This also limits the intensity of use. By stepping the building with a partial second story and designing a raised entrance area, the building is articulated to provide a building that enhances the immediate area. (5) Applicant has designed the site utilizing existing curb cuts that are spaced as far as possible from the intersection given the small lot size. The site has been underutilized since the previous car wash was demolished. The size of the site and floodplain have made it a difficult site to develop. Development of the site with an aesthetically pleasing commercial building and landscaping will improve the views along Elm Place and result in a more productive use of the land.

According to FEMA maps, 14 percent of the site is designated as being in the 100-year floodplain, 57 percent of the site is designated as 500-year floodplain, and 29 percent of the site is outside of the floodplain. Applicant will need to map the floodplain to the current contours and provide compensatory storage for areas of fill. Applicant will also need to submit a LOMA-F to FEMA.

Attachments: Case map
Aerial
Development Standards
Revised Landscape Plan

Graham Franklin Industrial Park IV plat
Previous Site Development
FEMA Exhibit

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-300 and BAZ-2042 be approved, subject to the following conditions of approval.

1. Approval of BACP-165 (Comprehensive Plan Amendment).
2. Applicant to coordinate with the City of Broken Arrow Stormwater Manager and Project Engineer to ensure that all requirements are met for development in the 500-year floodplain including mapping the floodplain to the current contours and provide compensatory storage for areas of fill. Applicant to submit a LOMA-F to FEMA.
3. Applicant to amend the limits of no access on the plan to allow for one driveway entrance consistent with the existing curb cut on Elm Place.

Reviewed by: **Jill Ferenc**

Approved by: **Larry R. Curtis**

JMW