



City of Broken Arrow

Request for Action

File #: 20-464, Version: 1

**Broken Arrow Planning Commission
05-21-2020**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD-308 (Planned Unit Development) and BAZ-2055 (Rezoning), Dollar General Jasper and Olive, 2.50 acres, A-CN (Annexed -Commercial Neighborhood) to CN (Commercial Neighborhood)/PUD-308, located at the northeast corner of Jasper Street (131st Street) and Olive Avenue (129th E. Avenue)

Background:

Applicant: Alan Betchan, AAB Engineering, LLC
Owner: Kasa Real 2 LLC
Developer: Dollar General
Architect: Not known
Location: Northeast corner of Jasper Street (131st Street) and Olive Avenue (129th E. Avenue)
Size of Tract 2.50 acres
Present Zoning: A-CN
Proposed Zoning: A-CN to CN/PUD-308
Comp Plan: Level 4

Planned Unit Development (PUD)-308 and BAZ-2055 (Rezoning) involve a 2.50-acre lot located at the northeast corner of Jasper Street (131st Street) and Olive Avenue (129th E. Avenue). The unplatted property, which is vacant, was annexed into the City of Broken Arrow in March 2002 and assigned zoning of A-CN (Annexed Commercial Neighborhood). This item was continued from the May 7, 2020 Planning Commission meeting due to noticing requirements.

With BAZ-2055 (Rezoning), applicant requests approval to rezone the property from A-CN (Annexed Commercial Neighborhood) to CN (Commercial Neighborhood) to be in conformance with the Zoning Ordinance. Applicant also requests approval of a Planned Unit Development (PUD-308) to allow a reduced driveway separation of a minimum of 100 feet between the Dollar General driveway and the residential driveway to the east. The 9,100-square-foot building will include full brick front with a brick wainscot and either EIFS or stucco above the wainscot on other elevations. One freestanding sign is proposed to be placed in the landscaping area along Jasper Street. The applicant has also submitted a preliminary plat with one lot in one block for this property that is on the May 7, 2020 Planning Commission agenda.

Dollar General Jasper and Olive 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-308 Request
Allowed uses	As allowed in the CN district	Per Zoning Ordinance
Building height	50 feet, or 3 stories	Per Zoning Ordinance
Building setback	From street frontages: 50 feet Side: 30 feet	Per Zoning Ordinance Per Zoning Ordinance
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.	Full brick front along Jasper Street. Brick wainscot with EIFS (Exterior Insulation Finishing System) or stucco above wainscot on other elevations.
Driveway Separation	250 feet from arterial intersection centerline. 250 feet from driveways	Minimum 250 feet from arterial intersection centerline. Minimum 100 feet from driveway to the east.
Parking	One space per 300 square feet for general retail.	Per Zoning Ordinance
Screening Fence	Screening fence between eight feet (8') and ten feet (10') when nonresidential use abuts a residential use.	Per Zoning Ordinance
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.	Per Zoning Ordinance.

Landscaping	10-foot-wide landscape edge with one tree for every 50 lineal feet. 10-foot-wide landscape buffer abutting residential uses with one tree and 10 shrubs for every 30 lineal feet. Parking lot: One tree for every ten parking spaces. No parking space more than 75 feet from a landscaped area.	Per Zoning Ordinance
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 light poles will be permitted in the utility easements. Owner assumes responsibility for damage to poles in utility easements.
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. Refuse collection receptacles shall be screened from view on all sides by a durable sight-obscuring enclosure with an opaque fence.	Per 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 3	A-RE	Single-family residential
East	Level 3	A-RE	Single-family residential
South	Level 4	A-1 to CN (via BAZ-1944)	Single-family residential
West	Level 4	CN	Child care center

The property associated with PUD-308 is designated as Level 4 in the Comprehensive Plan recently adopted by the City Council. CN (Commercial Neighborhood) zoning is considered to be in conformance 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, infra structure and land use compatibility.

In Staff's opinion, PUD-308 satisfies item 2 of Section 6.4.A of the Zoning Ordinance. (2) The all masonry building exceeds what is required by the Zoning Ordinance and is a public benefit.

According to FEMA maps, none of the property is located in a floodplain. The property, while mostly level, drains to the northwest, and a stormwater detention easement is proposed on the preliminary plat to allow for stormwater to flow there.

Attachments: Case map
Aerial
Development Standards

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-308 and BAZ-2055 be approved, subject to platting the property.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

JMW