



City of Broken Arrow

Fact Sheet

File #: 18-208, Version: 1

Broken Arrow Planning Commission

02-08-2018

To: Chairman and Commission Members

From: Development Services Department

Title:

Public hearing, consideration, and possible action regarding PUD-273 (Planned Unit Development) and BAZ-1995 (Rezoning), Scissortail Crossing II, 11.07 net acres, A-RM to PUD-273/RM, located one-quarter mile north of Albany Street, east of 23rd Street

Background:

Applicant: Larry Kester, Architects Collective

Owner: Rodney A. Brunken

Developer: Scissortail Crossing II

Architect: Architects Collective

Location: One-quarter mile north of Albany Street, east of 23rd Street

Size of Tract 11.07 net acres

Present Zoning: A-RM

Proposed Zoning: PUD-273/RM

Comp Plan: Level 3

Planned Unit Development (PUD) 273 and rezoning request BAZ-1995 involve an 11.07 net acre parcel located one-quarter mile north of Albany Street, east of 23rd Street. Applicant is requesting that the zoning on the property be changed from A-RM to PUD-273/RM. The property is designated as Level 3 in the Comprehensive Plan.

The design statement submitted by the applicant for PUD-273 states that the maximum number of dwelling units will be limited to 228. According to Section 4.1.E of the Zoning Ordinance, the maximum number of dwelling units allowed in a residential PUD with RM zoning is one unit per 2,200 square feet of gross land area. The property associated with PUD-273 has 11.07 net acres and contains 386.95 feet of frontage along County Line Road. The right-of-way along 23rd Street is 50 feet in width. Therefore, the gross area is 501,557 square feet $(50 \times 386.95) + (11.07 \times 43,560) = 501,556.7$ square feet or 11.51 gross acres. With 501,557 gross square feet, 228 units are allowed by the Zoning Ordinance $(501,557 \div 2,200 = 228)$.

PUD-273 SUMMARY

PUD-273 is proposed to be developed in accordance with the Zoning Ordinance and the use and development regulations of the RM district except as summarized below:

SUMMARY OF DEVIATION FROM ZONING ORDINANCE

Item	Zoning Ordinance Requirement	PUD 273 Request
Maximum Number of Dwelling Units	11.51 gross acres x 43,560 ÷ 2,200 = 228 units	228 units
Maximum Building Height	No restriction unless abutting single-family detached residential. When abutting single-family residential, building shall be set back two feet for every foot in height above 35 feet.	45 feet to the highest roof ridgeline for three story units and 25 feet for Garage/Dwelling 2-story buildings.
Minimum Off-street Parking Spaces	2 parking spaces per unit	1.75 parking spaces per unit
Minimum Building Setbacks	35 feet unpaved; 75 feet with parking from all property lines. No structures allowed in 35 foot landscape area around perimeter.	Buildings will setback from the south and east perimeter boundaries in accordance with the Zoning Ordinance. Along the west boundary, the building setback is increased from 35 feet to 100 feet, and along the north boundary, the building setback is decreased from 35 feet to 15 feet. Air conditioning units allowed within a building setback or landscape buffer.
Minimum Distance Between Buildings	Side, end, and rear walls are required to be 20 feet from a side, end or rear wall of any other multifamily structure and 30 feet from the front wall of any other multifamily structure. In addition, a front wall of a multifamily structure must be 40 feet from the front wall of any other multifamily structure.	20 feet

Landscaping	Two trees and five shrubs per dwelling unit. Trees required to be at least two-inches in caliper.	The number of trees required per dwelling unit reduced from two trees to one tree per unit. However, the size of the trees required increased from 2 inches to 3 inches, the number of shrubs increased from 5 per dwelling unit to 7.5 per dwelling unit, and 5 one-gallon shrubs required per dwelling unit.
Landscape Islands in Parking Lot	Landscape island required after 10 parking spaces.	Landscape islands replaced by striped access located next to walkways that connect to breezeways and are handicapped accessible.
Fencing	6 - 10 foot high screening fence required where any RM district abuts any agricultural, RE, or RS district.	6 foot high screening fence will be added along the east and south sides of the property. Along the west boundary next to County Line Road there will be an architectural open vinyl fence with limited masonry columns and or walls. The maximum continuous length of the architectural open vinyl fence limited to 50 feet.
Signs	In residential districts, signs limited to 32 square feet, 8 feet in height.	Size of sign requested to be increased to 64 square feet. All signs will be located out of the public right-of-way and utility easement.
Maximum building length	160 feet	220 feet
Maximum length of a continuous multifamily roofline	50 feet	105 feet

Exterior Building Material	At least 60% of the exterior of the building, excluding doors and windows, shall be constructed of but not limited to masonry, concrete panels, Exterior Insulated Finished Systems, and/or stucco. In addition, 20% of the street facing facade shall be constructed of natural brick or masonry rock.	Depending upon location, the exterior of all buildings, excluding doors and windows will contain either 65%, 45%, 25%, or 0% brick. The rest of the exterior wall will be constructed with cement fiber material.
Access	One access point per 300 feet of lot width.	One point of access to County Line Road. In addition, there will be at least one point of access to the abutting property to the north.

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	Zoning	Land Use
North	Level 3	PUD 217/RM	Scissortail Crossing II apartments
East	Level 2	A-1	Undeveloped
South	Levels 3 and 4	A-CH and A-RM to RM	Undeveloped
West	Level 4	A-1 to CN	Undeveloped

None of the property is located in a 100-year floodplain area.

The property associated with PUD-273 and BAZ-1995 is shown in the Comprehensive Plan as Level 3. The RM zoning requested with BAZ-1995 and the development proposed with PUD-273 is considered to be in compliance with the Comprehensive Plan in Level 3.

- Attachments:**
- Case map
 - Aerial photo
 - Comprehensive Plan
 - PUD-273 design statement and conceptual site plan
 - Letter from Case and Associates, received Feb. 2, 2018

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-273 and BAZ-1995 be approved as submitted, subject to the property being platted in accordance with the City of Broken Arrow Subdivision Regulations.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

BDM