



## Fact Sheet

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**File #: 15-325, Version: 1**

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### Broken Arrow Planning Commission

08-27-2015

**To:** Chairman and Commission Members  
**From:** Development Services Department

**Title:** Public hearing, consideration, and possible action regarding PUD 240 and BAZ 1942, Villas at Bricktown, 11.58 acres, R-1 to PUD 240/RS-3, north of the northeast corner of Kenosha Street and Olive Avenue

#### Background:

**Applicant:** Jessica Shelton, Tanner Consulting, LLC  
**Owner:** Villas at Bricktown, LLC  
**Developer:** Villas at Bricktown, LLC  
**Engineer:** Tanner Consulting, LLC  
**Location:** North of the northeast corner of Kenosha Street and Olive Avenue  
**Size of Tract** 11.58 acres  
**Number of Lots:** 36 lots proposed  
**Present Zoning:** R-1  
**Comp Plan:** Level 2 and Greenway/Floodplain

Planned Unit Development (PUD) 240 involves 11.58 acres located north of the northeast corner of Kenosha Street and Olive Avenue. BAZ 1942, a request to rezone this property from R-1 (Single-Family Residential) to RS-3 (Single-Family Residential), has been submitted in conjunction with PUD 240. The property is presently undeveloped.

Applicant is proposing to develop a gated single family detached residential development with up to 36 dwelling units on this property. The streets within the development are proposed to be private streets, constructed to City of Broken Arrow standards. A homeowners association shall be created which will be responsible for the maintenance of the streets and all common areas. The private streets will be constructed to City of Broken Arrow standards, but the right-of-way associated with the streets is requested to be reduced from 50 feet to 30 feet.

Two Development Areas, A and B, are proposed with PUD 240. Development Area A contains the proposed residential lots and streets. Part of the property is located within the 100-year floodplain of Floral Haven Creek, which is referred to as Development Area B of PUD 240.

In 1997, a request (BAZ 1293) was made to change the zoning on this property from R-1 to R-4 along with

PUD 103. Applicant was proposing a 52 unit condominium project on 8.3 acres. PUD 103 and BAZ 1293 were denied by both the Planning Commission and the City Council. The concerns expressed by the Planning Commission were the proposed density, number of units in the project, and the proximity of the two story condominium buildings to the 100 year floodplain. The minimum lot size (2,380 square feet) and minimum lot width (28 feet) proposed previously with PUD 103 are about half of what is being proposed with PUD 240.

BACP 87, a request to change the Comprehensive Plan designation on the property associated with PUD 240 from Level 2 to Levels 3 and 4, was approved by the City Council on October 15, 2007, subject to the property being platted and a PUD being submitted. A rezoning request and PUD application has never been submitted, and the property has not been platted.

PUD SUMMARY

Development of the property will be in accordance with the Zoning Ordinance and the use and development regulations of the RS-3 district except as summarized below:

- The number of dwelling units is limited to 36, for a density of 3.11 dwelling units per acre, which is about the same as the 3.00 dwelling units per acre density in the R-1 district.
- Minimum lot width reduced from 60 feet to 50 feet.
- Minimum lot size reduced from 7,000 square feet to 5,600 square feet.
- Front yard reduced from 25 feet to 20 feet.
- Rear yard reduced from 20 feet to 15 feet.
- Width of street right-of-way reduced from 50 feet to 30 feet.
- The first floor of each dwelling shall have at least 80% masonry, excluding doors and windows.

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	Levels 1 and 2	ON and R-1	Church and unplatted large lot single family residential
East	Greenway/ Floodplain	FD	100-year floodplain associated with Floral Creek
South	Greenway/ Floodplain and Level 4	PUD 161/CG	Bricktown West offices
West	Public/Semi Public	A-1/SP 230	Cemetery

The 100-year floodplain of Floral Haven flows through the property. All the 100-year floodplain has been

placed in Development Area B of PUD 240 and is limited to open space, detention facilities, and trails.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
PUD 240 design statement  
Case history map for BACP 87

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 240 and BAZ 1942 be approved as presented in the document dated August 24, 2015, subject to the property being platted. In addition, Staff recommends that BACP 87 be abrogated.

**Reviewed By:** Farhad Daroga

**Approved By:** Michael W. Skates

FKD: BDM