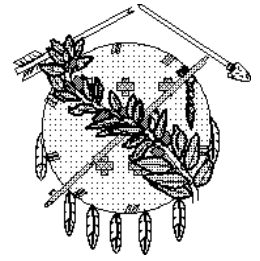


Broken Arrow Planning Commission
Meeting of: 06-11-15



To: Chairman and Commission Members
From: Development Services Department
Subject: Public hearing, consideration, and possible action regarding PUD 191B, Kenosha Villas, a request for a major amendment to PUD 191A, 8.70 acres, IL to PUD 191A/RM and FD, located one-half mile west of Aspen Avenue, one-quarter mile north of Kenosha Street, at the north end of Elder Place

Background:

Applicant:	Robert D. Sanders
Owners:	RESCO Enterprises, LLC
Developer:	RESCO Enterprises, LLC.
Engineer:	Sanders Engineering, Inc.
Location:	One-half mile west of Aspen Avenue, one-quarter mile north of Kenosha Street, at the north end of Elder Place
Size of Tract:	8.70 acres
Number of Lots:	1 lot
Present Zoning:	IL (PUD 191A/RM and FD approved subject to platting)
Comp Plan:	Level 6 (Level 3 via BACP 119)

Planned Unit Development (PUD) 191B is a request for a major amendment to PUD 191A on 8.70 acres located one-half mile west of Aspen Avenue, one-quarter mile north of Kenosha Street, at the north end of Elder Place. On September 6, 2011, the City Council approved PUD 191A and BAZ 1868, a request to change the zoning from IL to RM and FD. PUD 191A and BAZ 1868 were approved subject to the property being platted. The property has not been platted; consequently the zoning has not been changed. Kenosha Landing, a senior housing complex that was part of PUD 191, abuts PUD 191B to the south.

PUD 191A that was approved previously by the City Council proposed a 40-unit multifamily housing project that consisted of one building. With PUD 191B, applicant is proposing to construct 32 residential duplex units on 16 lots. Access to the lots will be by private streets that will connect to Oakland Place and the existing drive in Kenosha Landing to the south. The private streets will be constructed to City of Broken Arrow standards. No sidewalks will be provided within PUD 191B.

PUD 191B divides the property into three Development Areas – A, B, and C. Development Area A will be the first phase with 12 dwelling units, while Development Area B will be the second phase with 20 dwelling units. Development Area C, which contains 2.94 acres, will be used only for stormwater detention and uses associated with stormwater detention. Maintenance of stormwater detention facility in Development Area C will remain with Kenosha Landing (the adjacent development to the south).

Development Areas A and B will be developed in accordance with the use and development regulations of the RD (Residential Duplex district) except as summarized in the following table.

ACTION: APPROVAL: ____ APPROVAL W/ CONDITION: ____ DENIAL: ____ TABLED: ____ VOTE: ____

Requirement	Zoning Ordinance	Tract A	Tract B
Minimum Lot Area	4,000 square feet for single family attached, 8,000 square feet for duplex	3,496 square feet for single family attached and 7,995 square feet for duplex	4,125 square feet for single family attached and 8,250 square feet for duplex
Lot Frontage	40 feet for single family attached, 70 feet for duplex	49 feet for single family attached, 110 feet for duplex	55 feet for single family attached, 110 feet for duplex
Front Setback	25 feet	13 feet	15 feet
Unattached Side Yard	10 feet	7 feet	7 feet
Rear Yard	20 feet	12 feet	15 feet
Exterior building material	No requirement in the RD district	70% masonry, EIFS, and/or stucco and 30% cementitious plank siding	70% masonry, EIFS, and/or stucco and 30% cementitious plank siding

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 6	IL	Railroad tracks and lumber yard
East	Levels 6	IL	Undeveloped.
South	Level 3	PUD 191/RM	Kenosha Landing
West	Level 6	IL	Undeveloped

According to the design statement for PUD 191B, the property is not located in a 100-year floodplain area. However, the 100-year floodplain associated with Floral Haven Creek lies north and west of this site. A detention facility was constructed in Development Area C that was designed to accommodate all of the runoff from development on this property.

BACP 119, a request to change the Comprehensive Plan designation from Level 6 to Level 3 on the property associated with PUD 191B, was approved by the City Council on July 19, 2011, subject to the property being platted. A preliminary plat that included this property was approved by the Planning Commission on December 4, 2008, subject to an attached checklist. However, a new preliminary plat will need to be submitted with the development proposed with PUD 191B. The development proposed with PUD 191B is considered to be in compliance with the Comprehensive Plan in Level 3.

Attachments: Case Map
Aerial Photo
PUD 191B design Statement
Conceptual site plan

ACTION: APPROVAL: ____ APPROVAL W/ CONDITION: ____ DENIAL: ____ TABLED: ____ VOTE: ____

Recommendation: Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 191B be approved subject to the property being platted and the following modification made to the design statement for clarification:

1. Pages 2 and 3 – Lot Area and Lot Frontage, revise to say “Lot Area (single family attached/duplex) and Lot Frontage (single family attached/duplex).”

Five paper copies and one electronic copy in a PDF format of the PUD document incorporating this change shall be submitted to the Development Services Department by June 18, 2015.

Reviewed by: Farhad K. Daroga

Approved by: Michael W. Skates

FKD: BDM