



City of Broken Arrow

Request for Action

File #: 24-1518, Version: 1

**Broken Arrow Planning Commission
11-21-2024**

To: Chairman and Commission Members
From: Community Development Department

Title: Public hearing, consideration, and possible action regarding PUD-001787-2024 (Planned Unit Development) and BAZ-001788-2024 (Rezoning), Gatesway Multi-Family, 35.5 acres, Level 3 and 6 to Level 3, located one-half mile north of East Houston Street (81st Street) and one-quarter mile east of 9th street (177th East Avenue/ Lynn Lane Road)

Background:

Applicant: Danyell Blankenship
Owner: Gatesway Foundation, Inc.
Developer: N/A
Engineer: Route 66 Engineering
Location: One-half mile north of East Houston Street (81st Street) and one-quarter mile east of 9th street (177th East Avenue/ Lynn Lane Road)
Size of Tract: 35.5 acres
Number of Lots: 3
Present Zoning: RD (Residential Duplex) and PUD-176
Comp Plan: Level 3 via COMP-001715-2024

PUD-001787-2024 (Planned Unit Development) and BAZ-001788-2024 (Rezoning), is a request to change the zoning on approximately 35.5 acres generally located one-half mile north of East Houston Street (81st Street) and one-quarter mile east of 9th Street (177th East Avenue / Lynn Lane Road). The property is partially platted as part of Gatesway Foundation Campus. The parcel is currently developed and is proposed to add a multi-family development component to the site.

The proposed tract is included in PUD 176. This PUD was approved by City Council on July 2, 2007. The applicant is proposing to expand upon the existing PUD. The applicant is interested in developing this property for a proposed multi-family workforce development.

This development is proposed to be developed with a Planned Unit Development (PUD). A proposed PUD has been included in the agenda packet. The primary intent of the PUD is to outline the development plan for the townhouse/duplex style multi-family development, with a maximum of 108 dwelling units.

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

PUD-001787-2024 is proposed to be developed in accordance with the RM (Residential Multi-Family) district of Zoning Ordinance except as specified below.

Item	Ordinance Requirement	PUD-001787-2024 Request
Dwelling Units	243 maximum	180 maximum
Landscaping Buffer	35' minimum along street frontage No landscape edge required along the east property line	60' minimum landscape buffer along East College Street 30' minimum landscaped edge along the east property line
Tree Requirement	1 tree per 50' of landscaped edge	1 tree per 35' of landscaped edge along College Street
Parking	2 spaces per unit	1.7 spaces per unit
Building Length	Maximum building length of 160'	Maximum building length of 300'
Building Articulation	Each facade greater than fifty feet (50') in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least ten percent (10%) of the length of the facade, and extending at least twenty percent (20%) of the length of the facade. No uninterrupted length of any facade shall exceed fifty horizontal feet (50').	Each facade greater than fifty feet (50') in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least five percent (5%) of the length of the facade, and extending at least twenty percent (20%) of the length of the facade. No uninterrupted length of any facade shall exceed fifty horizontal feet (50').

ACCESS AND CIRCULATION

Access to the proposed development is provided through College Street to the north. While there are no planned road widening projects for College Street, the connecting and surrounding arterial streets are under construction (23rd Street) or in the design phase (Houston Street). The applicant is in the process of obtaining a traffic study to determine the impacts of this proposed development on College Street.

PROVISIONS FOR PUD APPROVAL

According to Section 6.4.A 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-001787-2024 satisfies items 1 and 3.

- 1) This PUD proposes limiting the number of dwelling units, approximately 25% less than permitted by straight zoning, which in turn, limits the intensity of the use.
- 3) This development provides an approximately 45% larger landscape buffer along the street frontage which preserves open space for the site while pushing the buildings further into the site to reduce the visual impact to the neighbors. This proposal requires an additional landscape buffer along the east property line.

According to FEMA's National Flood Hazard Layer, this property is located outside of the 100-year floodplain. Sanitary sewer and water are available from the City of Broken Arrow.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 1	R-1	Single Family Residential
East	Level 6	IL	Platted but undeveloped
South	Level 7	IL	Industrial- FedEx
West	Level 3	RD	Residential Multi-Family

The Land Use Intensity System shows that rezoning to RM (Residential Multi-Family) is allowed in Level 3 of the comprehensive plan. A comprehensive plan amendment (COMP-001715-2024) was approved was approved by the City Council on October 15, 2024, subject to the property being platted, a PUD being approved by City Council that is similar to the conceptual PUD that was submitted with the application. The PUD submitted with this application is substantially the same as presented with the Comprehensive Plan amendment.

Attachments: Case Map
Aerial Photo
PUD Design Statement

Recommendation:

Staff recommends PUD-001787-2024 and BAZ-001788-2024 be approved.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

ALY