



City of Broken Arrow

Request for Action

File #: 25-688, Version: 1

Broken Arrow Planning Commission

05-22-2025

To: Chairman and Commission Members
From: Community Development Department
Title:

Public hearing, consideration, and possible action regarding PUD-002040-2025 (Planned Unit Development) and BAZ-002088-2025 (Rezoning), The Plaza at Forest Ridge, approximately 17 acres, located south of Kenosha Street (71st Street) and one-half mile east of Oneta Road (241st E. Avenue)

Background:

Applicant: Kevin Maevers, The Robson Companies, Inc.
Owner: The Robson Companies, Inc.
Developer: The Robson Companies, Inc.
Engineer: Westwood Professional Services
Location: South of Kenosha Street (71st Street) and one-half mile east of Oneta Road (241st E. Avenue)
Size of Tract: 17 acres
Present Zoning: A-1 (Agricultural) and R-2 (Single-Family Residential)
Proposed Zoning: CG (Commercial General) and CM (Community Mixed Use)
Comp Plan: Level 4 (Commercial/Employment Nodes) and Greenway/Floodplain

Planned Unit Development PUD-002040-2025 and BAZ-002088-2025 involves approximately 17 acres, which is currently unplatted. The property is located south of Kenosha Street (71st Street) and one-half mile east of Oneta Road (241st E. Avenue).

PUD-002040-2025 is requested to facilitate the development of a Town center, mixed-use type development. The property abutting Kenosha Street is proposed to be rezoned to CG (Commercial General) to support more typical commercial uses, while the interior portion is proposed to be rezoned to CM (Community Mixed Use). CM zoning promotes the mix of uses desired by the developer while keeping appropriate limits in place to protect the residential homes to the south.

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

PUD-002040-2025 is proposed to be developed with three distinct Development Areas.

General Standards for All Development Areas

Item	Ordinance Requirement	PUD-002040-2025 Request
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<i>Landscape Buffer</i>	Whenever a nonresidential use is proposed adjacent to a property with residential zoning or in residential use, the nonresidential use shall provide a landscaped buffer of at least ten feet (10') in width within the nonresidential property, planted with either a minimum of one (1) medium to large evergreen tree and ten (10) shrubs for each thirty linear feet (30') or portion thereof of adjacent exposure	10' landscape buffer provided along the most southerly property line, planted with one medium to large evergreen trees for every 20 linear feet. No landscape buffer is required between non-residential and residential uses that are within the PUD area.
<i>Landscape Edge</i>	Minimum 10' landscape edge along all street frontages and adjacent to a property with residential zoning or in residential use, the nonresidential use	Landscape edge will be provided along Kenosha Street as the lots develop. Landscape edges are not required adjacent to private streets, except in the case of the front facades of live/work units. Landscape edge will be provided adjacent to the front facades of the single-family attached units in Development Area C.
<i>Interior Parking Lot Landscaping</i>	Minimum width of parking lot landscape islands is 10'. Overall area of landscape island is a minimum of 180 square feet	Minimum width of parking lot landscape islands is 9'. Overall area of landscape island is a minimum of 180 square feet
<i>Screening Fence</i>	An opaque screening fence shall be installed and maintained adjacent to a property with residential zoning or in residential use, the nonresidential use. The fence shall be at least six feet (6') and no more than eight feet (8') in height.	An opaque screening fence shall be installed and maintained along the most southerly property line of PUD-66I (southerly line of Development Area C). The fence shall be at least six feet (6') and no more than eight feet (8') in height. No fence shall be required along the most easterly or westerly property boundaries within this PUD. No screening fence is required between non-residential and residential uses that are within the subject tract of this PUD amendment.
<i>Street Access</i>	All lots must have frontage onto a public or private street	This development provides access through private streets and drives. All residential single-family attached units fronting along common open space or adjacent golf course shall provide public access along an abutting public sidewalk for pedestrian access.

Development Area A is proposed to be developed in accordance with the CM district of Zoning Ordinance except as specified below.

Item	Ordinance Requirement	PUD-002040-2025 Request
<i>Prohibited Uses</i>	As per the table of allowed uses	Convalescent home, nursing home, or assisted living facility Telecommunication Tower Funeral Services Medical Marijuana, retail sales Convenience store with gas sales Vehicle service and repair, minor
<i>Additional Uses Permitted</i>	As per the table of allowed uses	Those uses permitted with a Specific Use Permit within a CM district. The following uses permitted within the CG district: Horticultural Nursery Sales Fruit and Vegetable Market Open Air Market

Development Area B is proposed to be developed in accordance with the CG district of Zoning Ordinance except as specified below.

Item	Ordinance Requirement	PUD-002040-2025 Request
<i>Prohibited Uses</i>	As per the table of allowed uses	Convalescent home, nursing home, or assisted living facility Telecommunication Tower Funeral Services Medical Marijuana, retail sales Gasoline Sales Convenience store with gas sales Vehicle service and repair, minor
<i>Additional Uses Permitted</i>	As per the table of allowed uses	Those uses permitted with a Specific Use Permit within a CG district.

Development Area C is proposed to be developed in accordance with the CM district of Zoning Ordinance except as specified below.

Item	Ordinance Requirement	PUD-002040-2025 Request
<i>Prohibited Uses</i>	As per the table of allowed uses	All uses outside the Household Living and Visitor Accommodations listed as permitted in the CM zoning district
<i>Additional Uses Permitted</i>	As per the table of allowed uses	Horticultural Nursery Sales Fruit and Vegetable Market Open Air Market Short Term Rentals, Type 2 and Type 3 (no restriction to the number of Short Term Rentals within the PUD boundary)

PUD-002040-2025 further outlines specific building criteria for the types of buildings to be constructed within each development area. The criteria for single-family attached and live-work units closely follow the established requirements for single-family development in the Downtown Residential Overlay District. Multi-family residential development must be designed as side-by-side units that maintain a townhouse style of construction and must meet the same design requirements as the single-family attached and live-work units.

PARKING

Due to the mixed-use nature of the proposed development and the options for shared parking agreements, parking requirements throughout the development are reduced to 50% of what is required by the zoning ordinance, based on the use of the structure. Parking may be specifically reserved for use by residents, based on the number of bedrooms per unit. In addition, overflow parking is provided by the adjacent Forest Ridge Golf Club to the east.

ACCESS AND CIRCULATION

Access to this development is primarily provided from Kenosha Street to the north. Circulation throughout the development will be provided through the use of private street and access drives. Final plans for street and drives will be established during the platting phase of the development.

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-002040-2025 satisfies all criteria for the establishment of a PUD. This PUD allows the construction of multiple, complementary uses on property that would, by the underlying zoning, mainly consist of single-family homes. The commercial aspect of this plan provides much needed retail and restaurant uses to support the surrounding residential areas. This PUD also allows for new types of housing within this area of Broken Arrow. Attached townhomes and live-work opportunities are limited in availability throughout the city.

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 2 & 4	A-1	Large Lot Residential
East	Private Recreation	R-1/PUD-266	Forest Ridge Golf Club
South	Level 1	R-2	Single-family subdivision
West	Greenway/Floodplain	R-1/SP-155	Place of Assembly

The subject property is designated as Level 4 (Commercial/Employment Nodes) in the Comprehensive Plan. CG and CM zoning districts are considered to be in conformance with the Comprehensive Plan in Level 4. According to the FEMA Maps, a portion of this property is located in the 100 year floodplain. This area will be required to be placed in a reserve area and zoned FD (Flood District) during the platting phase of the development. Water and sanitary sewer service are available from the City of Broken Arrow.

Attachments: Case map
 Aerial photo
 Comprehensive Plan Map
 Design Statement

Recommendation:

Based on the location of the property, and the surrounding land uses, Staff recommends that PUD-002040-2025 and BAZ-002088-2025 be approved, subject to the property being platted.

Reviewed By: **Amanda Yamaguchi**

Approved By: **Rocky Henkel**

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