



City of Broken Arrow

Fact Sheet

File #: 16-1441, **Version:** 1

**Broken Arrow Planning Commission
12-15-2016**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BACP 158, Roco Properties, 0.56 acres, Level 2 to Level 3, northeast corner of Cedar Avenue and Elgin Street

Background:

Applicant: Brooks Pittman, Pittman Poe & Associates
Owner: Roco Properties
Developer: Roco Properties
Land Planner: Pittman Poe & Associates
Location: Northeast corner of Cedar Avenue and Elgin Street
Size of Tract 0.56 acres (net), 0.80 acres (gross)
Number of Lots: 7
Present Zoning: PUD 241/R-3
Comp Plan: Level 2 (Urban Residential)

BACP 158 is a request to change the Comprehensive Plan designation on a 0.56 - acre undeveloped tract of land from Level 2 to Level 3. The property, which is located on the northeast corner of Cedar Avenue and Elgin Street, is currently zoned R-3 and is a part of PUD 241. The property has been platted as Lots 13 - 19, Block 12 of the Original Town of Broken Arrow. Each of these lots is 25 feet in width and 140 feet in depth. A residential structure that was previously located on the property has been removed.

PUD 241, which proposed four single-family detached dwelling units on the property, was approved by the City Council on November 9, 2015. Since the property was already platted, the requirement to replat the property was waived.

Instead of constructing four single-family detached dwelling units on the property, applicant is now proposing to construct seven single family attached units on the property. According to the Zoning Ordinance, the minimum land area for a PUD in the R-3 district is 8,500 square feet per dwelling unit per gross land area. The gross land area includes half of the adjoining street right-of-way. With 0.80 gross acres, four dwelling units are allowed on the property with R-3 zoning. Therefore, to have seven dwelling units on the property, the zoning has to be changed.

If BACP 158 is approved, applicant will be submitting a request to change the zoning on the property from R-3

to DF (Downtown Fringe) along with a PUD. A draft PUD and conceptual site plan has been submitted with BACP 158. The draft PUD states that the minimum lot size will be 2,300 square feet and the units will need to cover at least 65 percent of the lot. Five units would be allowed up to the property line along Elgin Street with an attached garage provided at the rear of the unit. Access to the other two units is from the private drive. According to the draft PUD, building height will be limited to two stories or 35 feet.

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	R-3	Single-family detached residential
East	Level 2	R-3	Single family detached residential
South	Level 2	R-3	Single family detached residential
West	Level 2	R-3	Single family detached residential

While the property immediately adjacent to this property is zoned R-3, there is DF zoning one-half block to the southwest and RM zoning one-block to the west. The DF zoning on the southeast corner of Elgin Street and Date Avenue was approved by the City Council on May 6, 2008, with BAZ 1799 along with PUD 188. Prior to the City Council approving BAZ 1799 and PUD 188, the Comprehensive Plan designation on the property was changed from Level 2 to Level 3 with BACP 92 that was approved by the City Council on January 22, 2008.

The Downtown Master Plan encourages having residential buildings in the downtown fringe located closer to the street. In addition, parking should be placed to the side or rear of buildings. The draft PUD submitted showed buildings located close to the street and parking to be on the interior of the site.

According to FEMA maps, none of the property is located in a 100-year floodplain area. However, a creek does adjoin the property associated with BACP 158 to the north and east. There is a significant topographical change from Elgin Street down to the creek.

BACP 158 will be presented to the Downtown Advisory Board on December 13, 2016.

- Attachments:**
- Case map
 - Aerial photo
 - Comp Plan
 - Draft PUD
 - Exhibits from the applicant
 - Excerpt from Downtown Master Plan

Recommendation:

Applicant is requesting to change the Comprehensive Plan designation on the property from Level 2 to Level 3. The question that must be addressed, “is this a proper location for Level 3?” The property one block to the west is zoned RM (Residential Multifamily) and a half block to the southwest the property is zoned DF. Both of these properties to the west are designated as Level 3. Therefore, the location of the proposed Level 3 is

compatible with some of the other land uses in the area.

The existing physical features (i.e. creek along the north and east boundaries and significant topographical change) will make development of this site a challenge. However, through the replatting process, the engineering challenges associated with the site can be addressed.

The Downtown Master Plan states “Setbacks for uses within the Downtown Fringe should create a pedestrian-friendly street frontage, but may be slightly large to create a “softer” more residential character than those found within the Mixed-Use Core.” The draft PUD states that the setback from Elgin Street shall be four feet, but can be 0 feet with a front porch. This type of design is in compliance with what the Downtown Master Plan recommends.

Therefore, based on the Comprehensive Plan, the location of the property, and the surrounding land uses that are in the vicinity of this property, Staff recommends that BACP 158 be approved subject to a PUD being submitted that is similar in context to the draft PUD submitted with BACP 158. In addition, since applicant is proposing lot lines that are significantly different then what currently exists, and there are drainage and topographic concerns that need to be addressed, Staff recommends that BACP 158 be approved, subject to the property being replatted.

Reviewed and approved by: Michael Skates

MWS: BDM