



Fact Sheet

File #: 15-459, Version: 1

Broken Arrow Planning Commission
10-08-2015

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding PUD 241, RoCo Properties, 0.56 acres, R-3, one-third mile south of Kenosha Street, one-quarter mile east of Elm Place on the northeast corner of Cedar Avenue and Elgin Street

Background:

Applicant: Robert D. Sanders, Sanders Engineering, Inc.
Owner: RoCo Properties, LLC
Developer: RoCo Properties, LLC
Engineer: Sanders Engineering, Inc.
Location: One-third mile south of Kenosha Street, one-quarter mile east of Elm Place on the northeast corner of Cedar Avenue and Elgin Street
Size of Tract 0.56 acres
Number of Lots: 7
Present Zoning: R-3
Comp Plan: Level 2

Planned Unit Development (PUD) 241 involves 0.56 acres located one-third mile south of Kenosha Street, one-quarter mile east of Elm Place on the northeast corner of Cedar Avenue and Elgin Street. The property, which is zoned R-3, 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. There is an existing residential structure on the property that is proposed to be removed.

Applicant is proposing to construct four single-family detached dwelling units on the property. The property will be developed in accordance with the R-3 development regulations with the following modifications requested with PUD 241:

- Minimum lot area reduced from 7,000 square feet to 6,125 square feet.
- Minimum lot frontage reduced from 60 feet to 50 feet.
- Side yard building setback requested to be reduced from 10 feet and 5 feet to 5 feet on each side.
- Rear yard building setback requested to be changed from 20% of lot depth to 15 feet.

There are two single-family detached residential lots on the west side of Cedar Avenue that are similar to what is being proposed with PUD 241.

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

The property is not located in a 100-year floodplain area.

Attachments: Case map
Aerial photo
Comprehensive Plan
PUD 241 design statement and conceptual site plan

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 241 be approved as presented. Since the property is already platted, Staff recommends that platting be waived.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM