



City of Broken Arrow

Request for Action

File #: 24-233, Version: 1

**Broken Arrow Planning Commission
02-08-2024**

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

Public hearing, consideration, and possible action regarding PUD-001249-2023 (Planned Unit Development), Midway Cottages, approximately 0.18 acres, DROD Area 2 / R-3 (Downtown Residential Overlay District Area 2 / Residential Single-Family 3) to DROD Area 2 / R-3 (Downtown Residential Overlay District Area 2 / Residential Single-Family 3) / PUD-001249-2023 (Planned Unit Development), one-eighth mile south of Kenosha St (71st Street) and one-third mile west of 9th Street (177th Avenue/Lynn Lane Road)

Background:

Applicant: Born Again Restored, LLC

Owner: Nicholas W Parker

Developer: Born Again Restored, LLC

Location: One-eighth mile south of Kenosha St (71st Street) and one-third mile west of 9th Street (177th Avenue/Lynn Lane Road)

Size of Tract approximately 0.18 acres

Number of Lots: 1

Present Zoning: DROD Area 2 / R-3 (Downtown Residential Overlay District Area 2 / Residential Single-Family 3)

Comp Plan: Level 2 (Urban Residential)

The property associated with Midway Cottages is developed and contains an existing single-family residence on a parcel of land located approximately one-eighth mile south of Kenosha St (71st Street) and one-third mile west of 9th Street (177th Avenue/Lynn Lane Road). The property is platted as the east one hundred (100) feet of the north one hundred (100) feet of the south three hundred (300) feet of lot eight (8), Lowery's Addition and is zoned as Area 2 (Residential 2) of the DROD (Downtown Residential Overlay District) and R-3 (Residential Single Family 3).

Area 2 of the DROD supports the construction of single-family residential homes. The Owner/Developer of the subject parcel is proposing to create two lots and construct two single family homes. The two proposed lots will contain one structure each with supporting driveways between and carports in the rear.

PUD-001249-2023 requests the following deviations from the Single-Family requirements of the Downtown Residential Overlay District zoning regulations.

	DROD Single-Family Requirements	PUD Request
Lot Area (Area 2 & 3)	5,500 sq. Ft. Min.	4,000 sq. Ft. Min.
Rear Setback	10' min.	5' min.

SURROUNDING LAND USES/ZONING/COMP

Location	Comprehensive Plan	Zoning	Land Use
North	Level 2 - Urban Residential	DROD Area 5	R-3 - Residential Single - Family 3
East	Level 2 - Urban Residential	DROD Area 7	RM - Residential Multi-Family
South	Level 2 - Urban Residential	DROD Area 2	R-3 - Residential Single - Family
West	Level 2 - Urban Residential	DROD Area 2	R-3 - Residential Single - Family

According to FEMA maps, none of the property is located in a 100-year floodplain area.

Attachments: Case map
Comprehensive Plan Map
Aerial Map
PUD-001249-2023 Design Statement

Recommendation:

Staff recommends that PUD-001249-2023 be approved and that platting be waived.

Reviewed By: Amanda Yamaguchi

Approved By: Grant Rissler

ALY