



City of Broken Arrow

Request for Action

File #: 24-855, Version: 1

Broken Arrow Planning Commission 06-27-2024

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

Public hearing, consideration, and possible action regarding PUD-001561-2024 (Planned Unit Development), Hillside Villas, 13.51 acres, A-1 (Agricultural) to RD (Residential Duplex)/ PUD (Planned Unit Development)-001027-2023, located one-quarter mile east of North Elm Avenue (North 161st East Avenue), one-quarter mile south of Omaha Street (East 51st Street)

Background:

Applicant: Inspire Engineering, Jeff Lord
Owner: Berryhill Investment Group, LLC
Developer: Berryhill Investment Group, LLC
Engineer: Inspire Engineering, Jeff Lord
Location: One-quarter mile east of N. Elm Avenue, one-quarter mile south of Omaha Street
Size of Tract 13.51 acres
Present Zoning: A-1 (Agricultural) to RD (Residential Duplex)/PUD-001027-2023
Proposed Zoning: RD (Residential Duplex)/PUD-001561-2024
Comp Plan: Level 2 (Urban Residential)

PUD (Planned Unit Development)-001561-2024 is a proposed major amendment to PUD-001027-2023. This property is 13.51 acres zoned A-1 (Agricultural) to RD (Residential Duplex) and PUD-001027-2023, Hillside Villas. This property is generally located one-quarter mile east of North Elm Avenue, one-quarter mile south of Omaha Street. The property is presently undeveloped and un-platted.

PUD-001027-2023 and BAZ-001052-2023 were approved by City Council on November 7, 2023. This rezoning/PUD were to facilitate a duplex development with private streets. After this approval the developer approached staff about changing the development to a single family detached development. That is why PUD-001561-2024 has been submitted, which would allow the applicant to change the allowed uses to include single family detached houses. Other dimensional requirements are changed below:

Standard	Zoning Ordinance	Proposed PUD
Minimum Front Setback	25'	20'
Minimum Side Setback	10'/5'	0'/3'
Maximum Building Height	35'/2.5-Stories	2- stories

Maximum Lot Coverage	50%	56%
----------------------	-----	-----

Exterior walls parallel to the property line shall have a fire-resistant rating of 1 hour-tested in accordance with ASTM E119, UL 263 or Section 703.3 of the International Building Code with exposure from both sides where they are located within 3-foot of the property line, openings (doors, windows, vents, etc.) shall not be permitted in exterior walls parallel to and located within 3-foot of the property line, projections shall have a fire-resistant rating of 1 hour from the underside where they are located within 3-foot of the property line. These fire-separation requirements will be required on the side of each house with a 0-foot side setback. Additionally, the applicant proposed that the 3' side setback be a maintenance easement. Structures will be built in accordance with the IRC (International Residential Code).

Vehicular access to this development is proposed to be provided through the extension of 1st Street from the north to the existing stub street, East Indianapolis Street, in the Country Lane Estates subdivision to the east. A private, gated internal street with two access points off of the public street extension between 1st Street and East Indianapolis Street will serve this development. 1st street is a collector street which gives the proposed development direct access to North Elm Avenue. PUD-001027-2023 allows for private throughout the development, as shown in the conceptual exhibit.

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 3	RM/PUD-266	Centennial Crossing- Multi-Family Development
East	Level 2	R-3/PUD-40	Country Lane Estates Addition- Single-Family Residential
South	Level 2	R-1	Undeveloped
West	Level 3	RM/ PUD 216 A	Multi-Family

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-001561-2024 satisfies items 3 and 5 by providing significant open space, and amenities.

According to FEMA maps, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow.

Attachments: Case map
Aerial photo
PUD-001561-2024 Hillside Villas
Exhibit

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-001561-2024 be approved subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel