



City of Broken Arrow

Fact Sheet

File #: 15-576, Version: 1

**Broken Arrow Planning Commission
11-05-2015**

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

Public hearing, consideration, and possible action regarding PUD 242 and BAZ 1942, Cody Callaway Office Building, 0.40 acres, R-3 to ON, one-half mile south of Kenosha Street, one-half mile west of 9th Street on the northeast corner of First Street and Detroit Street.

Background:

Applicant: Cody D. Callaway
Owner: Cody D. Callaway
Developer: Cody D. Callaway
Architect: SBC Architecture
Location: One-half mile south of Kenosha Street, one-half mile west of 9th Street on the northeast corner of First Street and Detroit Street
Size of Tract: 0.40 acres
Number of Lots: 5
Present Zoning: R-3
Comp Plan: Level 5, BACP 143

Planned Unit Development (PUD) 242 involves 0.40 acres located one-half mile south of Kenosha Street, one-half mile west of 9th Street on the northeast corner of First Street and Detroit Street. The property, which is zoned R-3, has been platted as Lots 11 - 15, Block 17 of the Original Town of Broken Arrow. Each of these lots is 25 feet in width and 140 feet in depth.

On April 21, 2015, BACP 143, a request to change the Comprehensive Plan designation on the property from Level 2 to Level 5, was approved by the City Council. With BACP 143, applicant had stated that he proposed to construct an office building with a residential theme. SP 137, which was for a Specific Use Permit for the Assembly of God Church on this property, was abrogated by the City Council on April 21, 2015, with BACP 143.

With PUD 242, as noted with BACP 143, applicant is proposing to construct a new 3,600 square foot office building with a residential theme. The proposed use is an investment practice office with a future option to lease additional space. The property will be developed in accordance with the ON development regulations with the following modifications requested with PUD 242:

- Uses permitted limited to only those uses allowed in the ON district.

- Only one building is allowed on the property.
- Building setback is reduced from 50 feet to 20 feet on the south and west property lines next to Detroit Street and First Street to be more in line with the residential character of the area.
- Building setback from north and east property lines is 30 feet.
- Building height limited to one story.
- Building will be residential in character with a hip roof.
- No access shall be allowed to Detroit Street or First Street. All access shall be from the alley on the north.
- At least ten medium to large trees will be installed on the property along with an underground irrigation system.

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/SP 137	Parking lot and single-family detached residential
East	Level 2	R-3	Single-family detached residential
South	Level 2	R-3/SP 106	Parking lot
West	Level 5	R-3/SP 137	Parking lot

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

- Attachments:**
- Case map
 - Aerial photo
 - PUD 242 design statement
 - Conceptual site plan
 - Conceptual building elevations

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 242 and BAZ 1942 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