



City of Broken Arrow

Request for Action

File #: 24-1137, Version: 1

**Broken Arrow Planning Commission
08-22-2024**

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

Public hearing, consideration, and possible action regarding BAZ-001624-2024 (Rezoning) and PUD-001623-2024 (Planned Unit Development), Ven Park, A-1 (Agriculture) and R-2 (Single-Family Residential) to CM Community Mixed-Use, 10.9 acres, Level 2 and 3 to Level 3 via COMP-001531-2024, located one-quarter mile north of Kenosha Street (East 71st Street South) and one-quarter mile east of North Elm Place (North 161st East Avenue)

Background:

Applicant: Born Again Restored

Owner: Born Again Restored

Developer: Born Again Restored

Engineer: Westwood Professional Services

Location: One-quarter mile north of Kenosha Street (East 71st Street South) and one-quarter mile east of North Elm Place (North 161st East Avenue)

Size of Tract: 10.9 acres

Number of Lots: 82 Proposed

Present Zoning: A-1 (Agriculture) and R-2 (Single-Family Residential) to CM (Community Mixed Use)

Comp Plan: Level 2 and 3 to Level 3 via COMP-001531-2024

BAZ-001624-2024 (Rezoning) and PUD-001623-2024 (Planned Unit Development) is a request to change the zoning on the 10.9 acre property from A-1 and R-2 to CM/PUD-001623-2024. The property is located approximately one-quarter mile north of Kenosha Street and one-quarter mile east of North Elm Place and is currently un-platted and undeveloped.

COMP-001531-2024 was on the Planning Commission agenda on June 27th, 2024, and August 8th meeting, where approval was recommended to City Council. This comprehensive plan change is a proposal to change the Comprehensive Plan designation from Level 2 (Urban Residential) and Level 3 (Transitional Area) to Level 3. COMP-001531-2024 was heard by City Council on August 20th, 2024. At the time of writing the staff report, this meeting has not occurred yet however, the City Council will have voted on this item prior to this meeting.

BAZ-001624-2024 is an application to change the base zoning of this parcel to Community Mixed-Use. PUD-001623-2024 proposes a mixed-use development, with a variety of housing including Single Family Detached, Single Family Attached, Duplex, Cottage Court, and some commercial aspects in the form of Live/Work

townhome style development. The PUD sets a maximum of 95 dwelling units, with 82 being shown in the conceptual exhibit. CM allows for all of the proposed uses, except for Duplex and Single Family Detached. It has been interpreted that these are the lower intensity uses, which can be allowed with PUD-001623-2024. Additionally, when looking at the commercial uses allowed in the Live/Work area, the commercial uses decrease the uses allowed by right, or by specific use permit, in the CM district. The proposed PUD defines cottage court and live/work use categories, which were heavily influenced by the Downtown Residential Overlay District. PUD-001623-2024 proposes different design standards for single family detached, single family attached, duplex, cottage court, and live/work attached. These design standards are summarized in the table below.

	Zoning Ordinance	Single Family Detached	Single Family Attached	Duplex	Cottage Court	Live/Work Attached
Lot Size	5 acres	1,690 Sq ft	1,300 Sq ft	2,680 Sq ft	10,000/1,200 Sq ft	1,300 Sq ft
Frontage	N/A	30'	20'	40'	50'/25'	20'
Coverage	50% Min	95% Max	95% Max	95% Max	80%/95% Max	100% Max
Front Setback	0'-25'	3'	3'	3'	3'	3'
Side Setback	None	3'	0/3'	3'	0/3'	0
Rear Setback	None	2'	2'	2'	2'	2'
Height	2.5 Stories / 35'	3 stories / 50'	3 stories / 50'	3 stories / 50'	3 stories / 50'	4 stories / 60'
Parking	2 per unit	2 per unit	2 per unit	1 per unit	1 per unit	2 per unit

The primary access of this site is proposed to be off an extension of West Madison Street, which would pass through city owned property currently being used as a regional detention facility. Secondary access is still being discussed with potentially gated access south on to North Circle Drive. Multiple options have been discussed for secondary fire access. These options include a potential path on the west of the detention facility, a connection onto Ash, or a potential connection onto Oakland Place. These details have not been decided, but the development will be required to provide secondary access sufficient to meet the fire code requirements. A stub street is proposed to be provided to the undeveloped property to the north. The conceptual layout that has been submitted with this application is still subject to change. This layout has a public street that gives frontage to all of the proposed lots, except the cottage court lots, which can count the internal court as frontage, with additional access being provided from private alleys. The final layout will have to meet all requirements in the zoning ordinance, Engineering Design Criteria, and the international fire code.

A community meeting was held Friday August 2nd from 4:45-5:45pm at the Broken Arrow Public Library, where modifications to the conceptual PUD were discussed. Some of the items addressed in the community

meeting were fencing, landscaping, and gating the southern access onto North Circle Drive. The PUD does require a 30' landscape buffer along the south and eastern edges, planted with one tree per 50 linear feet, in addition to a 6' fence. The conceptual exhibit does show a gated access onto North Circle Drive. Section 6.3.c of the subdivision regulations only allow gates to be installed on private streets. A variance to the subdivision regulation is being heard concurrently tonight as well as the proposed PUD, which does state that the gated access on the public street is allowed.

According to FEMA's National Flood Hazard Layer, this property is located outside of the 100-year floodplain. Sanitary sewer and water are available from the City of Broken Arrow.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 3	RD	Undeveloped
East	Level 2	R-2	Single Family Residential
South	Level 2	R-2	Single Family Residential
West	Level 3	RM	Detention Facility

Attachments: Case Map
Aerial Photo
PUD-001623-2024 Design Statement

Recommendation:

Based on the surrounding land use and comprehensive plan, staff recommends BAZ-001624-2024 and PUD-001623-2024 be approved, subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

HMB