

Broken Arrow Planning Commission
11-21-2024

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

Public hearing, consideration, and possible action regarding PUD-001815-2024 (Planned Unit Development) Major Amendment, The Enclave at Southern Trails, 20.49 acres, BAZ-00012-2022 CG (Commercial General), RM (Residential Multi-Family), CM (Community Mixed-Use) and PUD-000126-2022, generally located at the southeast corner of Olive Avenue (129th East Avenue) and New Orleans Street (101st Street)

..End

Background:

Applicant: Tanner Consulting, LLC
Owner: Perkins Development Corporation
Developer: Perkins Development Corporation
Engineer: Tanner Consulting
Location: Southeast corner of Olive Avenue (129th East Avenue) and New Orleans Street (101st Street)
Size of Tract 20.49 acres
Number of Lots: 1
Pending Zoning: BAZ-00012-2022 CG (Commercial General), RM (Residential Multi-Family), CM (Community Mixed Use) and PUD-000126-2022
Proposed Amendment: PUD-001815-2024
Comp Plan: Level 3 (Transition Area) and Level 4 (Commercial/Employment Nodes)

PUD-001815-2024 is an application for a major amendment to PUD-000126-2022 a proposed commercial, mixed use and multifamily development on 20.49 acres. This property is generally located southeast corner of Olive Avenue (129th East Avenue) and New Orleans Street (101st Street). The property is presently unplatted and undeveloped.

PUD-001815-2024

The applicant proposes to develop the property with commercial, mixed use, and multi-family uses across three (3) designated development areas on the site.

Development Area A: This area is approximately 7.88 acres and is proposed to be developed in accordance with the standards of the CG (Commercial General) zoning district except where modified by the proposed PUD major amendment. Those modifications are identified in the table provided in this report.

Development Area B: This area is approximately 0.76 acres and is proposed to be developed in accordance with the standards of the CM (Community Mixed-use) zoning district and RM

(Residential Multi-Family) dimensional standards except where modified by the proposed PUD major amendment. Those modifications are identified in the table provided in this report.

Development Area C: This area is approximately 11.48 acres and is proposed to be developed in accordance with the standards of the RM (Residential Multi-Family) zoning district except where modified by the proposed PUD major amendment. Those modifications are identified in the table provided in this report.

	PUD-001815-2024	PUD-000126-2022	
<u>Development Area A</u>			
Permitted Uses	All allowed by right in CG. Including: micro food and beverage production. Excluding: medical marijuana dispensaries, pawn shops, bail bonding, and check/casher/payday lenders.	All allowed by right in CG.	
Net Land Area	7.88 acres	7.08 acres	
Maximum Building Floor Area	295,481 sq ft	N/A	
Arterial Street Right of Way Setback	50ft (reduced to 25ft when no parking lot is present) Minimum	N/A	
Development Areas B and C Setback	10ft Minimum	N/A	
East PUD Boundary Setback	0ft	N/A	
<u>Development Area B</u>			
Permitted Uses	2 nd -floor multi-family, ground floor: business or professional offices, fitness and recreational sports center, art gallery or studio, general personal services, instructional services, general retail (excluding pawn shops), and makerspaces.	All allowed by right in CM, but no multifamily	
Net Land Area	0.76 acres	1.26 acres	
Max Building Height	2 stories & 35ft (architectural features can extend 5ft)	52ft or 3 stories	
Max Dwelling Units	6	N/A	

Min. Lot Area	2,300sqft per dwelling unit	N/A
Min. Off-street Parking	1.5 per single bedroom dwelling unit, 2 per two bedroom dwelling unit, 1 additional per each 750 sqft of nonresidential	N/A
Maximum nonresidential building floor area	4,520sqft	N/A
Arterial Street Right-of-way setback	75ft min.	N/A
Development Area A setback	10ft min.	N/A
Development Area C Setback	5ft min	N/A
South PUD Boundary Setback	20ft min	N/A
<u>Development Area C</u>		
Permitted Uses	Multi-family dwellings, playfields and parks, clubhouses, pools, neighborhood amenities, minor utility facilities, No more than 4 dwelling unites shall be attached unless in a rowhouse type configuration.	Multi-family dwelling and uses customarily accessory thereto. No more than 4 dwelling unites shall be attached unless in a rowhouse type configuration.
Net Land Area	11.49 acres	12.2 acres
Maximum Dwelling Units	160 (155 proposed)	154
Building Height	2 stories and 35ft (architectural features may extend 5ft)	Two story 35ft max with a mix a one and two story units
Southern Boundry with no Parking Setback	20ft min	20ft min
Southern Boundry with Parking	20ft min	35ft
Maximum Building Coverage	60%	35%
<u>Landscape</u>		
South Landscape Buffer	10ft	20ft

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 & 4	CN & A-1/SP-167A	Place of Assembly
East	Level 2	A-1 to RS-3/PUD-301	single-family residential
South	Level 3	A-1 to RS-4/PUD-316A	single-family residential
West	Level 4	Tulsa County CS	Undeveloped

This property is designated as Level 3 and Level 4 in the Comprehensive Plan which allows RM, CM, and CG zoning districts and PUD-000126-2022 & BAZ-000125-2022 was approved by City Council on January 3, 2023.

According to FEMA maps, none of the property is in the 100-year floodplain. Water and sanitary sewer will be provided by the City of Broken Arrow.

Attachments: Case Map
 Aerial Photo
 Comprehensive Plan
 PUD-001815-2024 Major Amendment
 Approved PUD

Recommendation:

Based upon the Zoning Ordinance Planned Unit Development Procedures Staff finds this application is a significant departure from the approved plan but still meets the intent of the approved plan and thus recommends PUD-001815-2024 be approved.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JTH