



City of Broken Arrow

Request for Action

File #: 25-244, Version: 1

**Broken Arrow Planning Commission
02-27-2025**

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

Public hearing, consideration, and possible action regarding PUD-001983-2025 (Planned Unit Development) Bentree Lift Station, 9.60 acres, located approximately one-third mile east of 23rd Street (County Line Road), south of Albany Street (61st Street)

Background:

Applicant: City of Broken Arrow, Engineering and Construction
Owner: John M. Spoon
Developer: City of Broken Arrow
Engineer: City of Broken Arrow
Location: One-third mile east of 23rd Street (County Line Road), south of Albany Street (61st Street)
Size of Tract 9.60 acres
Present Zoning: A-1 (Agricultural)
Proposed Zoning: Zoning District Abbreviation and full district name/PUD if applicable
Comp Plan: Level 2 (Urban Residential)

Planned Unit Development PUD-001983-2025 involves approximately 9.60-acres platted as which is currently unplatted. The property is located approximately one-third mile east of 23rd Street (County Line Road), south of Albany Street (61st Street).

PUD-001983-2025 is requested to facilitate the development of a City of Broken Arrow sanitary sewer lift station on the south portion of the property. The north parcel (Development Area A) is to remain zoned agricultural and be used as permitted by the zoning ordinance.

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

PUD-001983-2025 is proposed to be developed in accordance with the A-1 district of Zoning Ordinance except as specified below.

Item	Ordinance Requirement	PUD-001983-2025 Request
<i>Min. Lot Size</i>	5 acres	Development Area A: 3.33
		Development Area B: 6.27
<i>Min. Lot Frontage</i>	330-feet	Development Area A: 329-feet
		Development Area B: 0-feet
<i>Access</i>	All lots shall have frontage to a public or private street	Development Area A: Per Zoning Ordinance
		Development Area B: Access to this property shall be through a 25-foot wide mutual access agreement between the City of Broken Arrow and the owner of Lot 21, Block 1 of the Bintree Subdivision
<i>Screening</i>	6-foot opaque screening fence where non-residential uses abut residential lots	Development Area A: Per Zoning Ordinance
		Development Area B: Utility facility shall be screened by an opaque fence, a minimum of 6-feet in height. No perimeter screening fence shall be required along the property lines.

<i>Landscaping</i>	Whenever a nonresidential use is proposed adjacent to a property with residential zoning or in residential use, the nonresidential use shall provide a landscaped buffer of at least ten feet (10') in width within the nonresidential property, planted with either a minimum of one (1) medium to large evergreen tree and ten (10) shrubs for each thirty linear feet (30') or portion thereof of adjacent exposure	Development Area A: Per Zoning Ordinance
		Development Area B: Along the southern boundary of Tract B, a 15' landscape buffer shall be required. Within this buffer, 1 tree per 50 lineal feet shall be planted.

ACCESS AND CIRCULATION

Access to Development Area A is available from Albany Street. Access to Development Area B shall be through a 25-foot wide mutual access agreement between the City of Broken Arrow and the owner of Lot 21, Block 1 of the Bintree Subdivision. This document is provided as Exhibit A of the PUD. Due to an existing creek crossing the subject property, access to the arterial street from the south parcel is not viable without a significant investment in a bridge crossing. Once this construction of the sanitary sewer lift station is completed, access to the site will be limited.

PROVISIONS FOR PUD APPROVAL

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, satisfies items 1 and 5. This PUD allows the construction of a minor utility facility on property that is otherwise extremely difficult to develop. A sanitary sewer lift station is needed in this area to support the existing and future growth of the area. The size of the proposed tract is quite a bit larger than necessary for this type of facility. This will allow the facility to be less obtrusive to surrounding land uses.

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	A-1	Vanguard Academy
East	Level 2	A-1	Large Lot single-family residential
South	Level 2	R-2	Single-family subdivision
West	Level 2	A-1	Large Lot single-family residential

The subject property is designated as Level 2 (Urban Residential) in the Comprehensive Plan. (A-1) zoning is not considered to be in accordance with the Comprehensive Plan in Level 2 however, the zoning is existing on this property and fits with the current use. Utility facilities, minor are permitted in the A-1 zoning district.

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

Attachments: Case map
Aerial photo
Comprehensive Plan Map
Design Statement

Recommendation:

Based on the location of the property, and the surrounding land uses, Staff recommends that PUD-001983-2025 be approved.

Reviewed By: Amanda Yamaguchi

Approved By: Rocky Henkel

ALY