



City of Broken Arrow

Fact Sheet

File #: 18-422, Version: 1

**Broken Arrow Planning Commission
04-12-2018**

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

Public hearing, consideration, and possible action regarding PUD-276 (Planned Unit Development) and BAZ-1998 (Rezoning), Timber Ridge Cottages, 8.05 acres, A-1/SP-164 to RM/PUD-276, one-quarter mile south of Kenosha Street, east of 209th E Avenue and the abrogation of a portion of SP-164

Background:

Applicant: DHTC Development, LLC
Owner: JM Assets, LP
Developer: DHTC Development, LLC
Engineer: Tulsa Engineering & Planning Associates, Inc
Location: One-quarter mile south of Kenosha Street, east of 209th E Avenue
Size of Tract 8.05 acres
Present Zoning: A-1 (Agricultural) and SP-164 (Specific Use Permit)
Proposed Zoning: RM (Residential Multi-Family) and PUD-276
Comp Plan: Level 4 to Level 3 (BACP-161)

Planned Unit Development (PUD)-276 and BAZ-1996 involves a 8.05 acre parcel located one-quarter mile south of Kenosha Street, east of 209th E Avenue. Applicant is requesting that the zoning on the property be changed from A-1/SP-164 to RM/PUD-276 for a proposed multi-family development. The property has been platted as a part of Lot 1, Block 1, Tee Town Golf Ranch. On October 12, 2017, the Planning Commission approved BAL-2026 that split the property into its present, three-lot configuration.

BACP-161, a request to change the comprehensive plan designation on this property from Level 4 to Level 3, was recommended for approval by the Planning Commission on March 22, 2018. BACP-161 will be considered by the City Council on April 17, 2018. Upon the approval of BACP-161, the RM zoning proposed in conjunction with PUD-276, will be in accordance with the comprehensive plan.

The applicant, through PUD-276, proposes senior multi-family housing with a mix of duplex (6 units), 4 Plex (40 units), and apartment style dwellings (28 units) for a total of 74 units. Access to the proposed development is through two entrances off 209th East Avenue. A stub street has been provided to the property to the south for shared access. A future access is proposed to the east for when a frontage road is built along the Creek Turnpike. Eighty feet of right-of-way for a future frontage road is proposed to be dedicated along the east boundary with the plat of this property.

Detention is provided on-site with a detention pond on the northwest corner of the property and a 35-foot landscape buffer is proposed around the entirety of the site. A community building is proposed at the southern entrance to the development.

The applicant is proposing that no screening around the perimeter of this development be required. Section 5.2.E.2.b of the zoning ordinance states, “all development in the RD, RM, and RMH districts shall install and maintain fences that comply with this Section where such development abuts any agricultural, RE, or RS district. These fences shall be at least six feet (6’) and no more than ten feet (10’) in height”.

SUMMARY OF DEVIATION FROM ZONING ORDINANCE

PUD-276 is proposed to be developed in accordance with the Zoning Ordinance and the use and development regulations of the RM district, except as requested by the applicant and summarized below:

Item	Zoning Ordinance Requirement	PUD-276 Request
Building Length	The maximum length of a multi-family building is 160-feet	The maximum building length is proposed to be increased to 180-feet
Building Height	No height restriction unless abutting single-family detached residential. When abutting single-family detached residential, building shall be set back two feet for every foot in height above 35 feet.	Multi-family Apartment Building is limited to 50-feet Duplex or 4 Plex is limited to 35-feet
Parking Requirements	Schedule A in Section 5.4.D of the Zoning Ordinance requires 2 parking spaces per unit for multi-family dwellings and 2 parking spaces per unit for duplex dwellings	Building A will have 1.5 parking spaces per unit Buildings B and C will have 2 parking spaces per unit

<p>Building Setbacks and Buffers</p>	<p>35 foot perimeter landscape exclusive of street right-of-way and sidewalk</p>	<p>35 foot Perimeter Landscape Buffer/Building Setback on all 4 sides of development with the exception of two entrances with sidewalks on the west side to S. 209th Ave. and one future entrance onto the future outer road on the east. Existing Parking facility for south neighbor may remain in current location which is within the 35 foot landscaping buffer as shown on the PUD Plan. Internal 4 plex/duplex separation shall be 10 feet. Miscellaneous site utilities (sanitary sewer lift stations, transformers, fiber pull boxes, telephone pedestals, and other utilities as necessary) may be placed within the perimeter landscape buffer as needed. In addition, appropriate screening for these items will be provided as necessary and shall be approved by the City.</p>
<p>Minimum Distance Between Buildings</p>	<p>Table 4.1-2 of the Zoning Ordinance states that the side setback on the unattached side of a duplex building is 10-feet. Multi-family buildings side setbacks are 70-feet if both sides are unpaved</p>	<p>Minimum distance between buildings is 10-feet</p>
<p>Screening</p>	<p>Section 5.2.E.2.b states all development in the RD, RM, and RMH districts shall install and maintain fences that comply with this Section where such development abuts any agricultural, RE, or RS district. These fences shall be at least six feet (6') and no more than ten feet (10') in height.</p>	<p>Due to the lack of adjacent development and the desire to have this development blend into the location, no screening devices shall be required</p>

<p>Building Facades</p>	<p>Each facade greater than fifty feet (50') in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least ten percent (10%) of the length of the facade, and extending at least twenty percent (20%) of the length of the facade. No uninterrupted length of any facade shall exceed fifty horizontal feet (50'). At least sixty percent (60%) of the exterior of the building, excluding doors and windows, shall be constructed of but not limited to masonry, concrete panels, Exterior Insulated Finished Systems, and/or stucco. In addition, twenty percent (20%) of the street facing facade shall be constructed of natural brick or masonry rock.</p>	<p>Building Facades shall meet the Zoning Ordinance as required and regulated by Chapter 5, Section 5.5 Multi-family Residential Building Design Standards. The following modifications for Building A shall apply: In Section 5.5.C.2.a. The following shall apply and is also illustrated in Exhibit A1.1. The maximum length of any multi-family building shall be 180'-0" In section 5.5.C.2.b. The following shall apply and is also illustrated in Exhibit A1.1. Each facade greater that fifty feet (50') in length, measured horizontally shall incorporate wall plane projections or recesses having a depth of at least 6'-0" and extending at least (20%) of the length of the facade. No uninterrupted length of any facade shall exceed seventy horizontal feet (70'). In section 5.5.C.4.c. Exterior Building Material, At least sixty percent (60%) of the exterior of the building, excluding doors and windows, shall be constructed of but not limited to masonry, concrete panels, Exterior Insulated inished Systems, and/or stucco. In addition, forty percent (40%) of the north, east, and south facing facades and twenty percent (20%) of the west facing facade shall be constructed of natural brick or masonry rock.</p>
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Access	For nonresidential and multi-family developments, the number of driveways per lot along arterial frontage shall be not more than one (1) per three hundred feet (300') of lot width. All curb cuts shall be spaced at least two hundred fifty feet (250') apart, centerline-to centerline. In addition, the centerline of the access point shall either align with or be offset at least two hundred feet (200') from any access points on the opposite side of the arterial street when a raised center median within the arterial is not present. The number of driveways along collector frontage shall be limited to one (1) per one hundred fifty feet (150') of lot width.	Two private streets accessing S. 209th Ave as shown per the PUD Plan. The distance between the centerlines of these drives has been reduced from the city standard 250' to approximately 170'. One future connection of a private street to the future outer road. This development shall not be required to construct the future drive to the future outer road unless they so desire.
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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 4	A-1	Undeveloped
East	Level 4	CG	Undeveloped/Creek Turnpike
South	Level 4	A-1/SP-164	Ridge at Broken Arrow (Place of Assembly)
West	Level 4	A-1	Undeveloped

None of the property is located in a 100-year floodplain area.

The property associated with PUD-276 & BAZ-1998 are currently in the process of being changed from Level 4 of the Comprehensive Plan to Level 3. The development proposed with PUD-276 & BAZ-1998 is considered to be in compliance with the Comprehensive Plan in Level 3.

Attachments: Case map
Aerial photo
PUD-276 Design Statement
Tee Town Golf Ranch Plat

Recommendation:

Based on the location of the property, and the surrounding land uses, Staff recommends that PUD-276 and BAZ-1998 be approved subject to the property being replatted, screening requirements being added to the PUD that are in compliance with the Zoning Ordinance and the approval of BACP-161 by the City Council. In addition, Staff recommends that SP-164 that was previously approved on this property be abrogated.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

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