



Fact Sheet

File #: 15-233, Version: 1

Broken Arrow Planning Commission

08-13-2015

To: Chairman and Commission Members

From: Development Services Department

Title:

Public hearing, consideration, and possible action regarding PUD 153A, Berwick Villas, a request for a minor amendment to PUD 153, 0.17 acres, R-3/PUD 153 to R-3/PUD 153A, east of Mingo Road, one-quarter mile north of Florence Street

Background:

Applicant: Barrick Rosenbaum, Rosenbaum Consulting

Owner: PMC Corporation, Steve Harris

Developer: PMC Corporation, Steve Harris

Engineer: Rosenbaum Consulting

Location: East of Mingo Road, one-quarter mile north of Florence Street

Size of Tract 0.17 acres

Number of Lots: 1

Present Zoning: R-3/PUD 153

Comp Plan: Level 2

Planned Unit Development (PUD) 153A is a request for a minor amendment to PUD 153 on 0.17 acres located east of Mingo Road, one-quarter mile north of Florence Street. With PUD 153A, applicant is requesting that the building line setback from Austin Street be reduced from 25 feet to 15 feet.

PUD 153, which encompassed 6.46 acres, was approved by the City Council on December 20, 2004. According to the development regulations for PUD 153, the minimum building setback from public street right-of-way is 25 feet. The property, which has been developed as Berwick Villas, has zero side yards on one side and 10 feet on the other.

The property associated with PUD 153A was platted as Lot 4, Block 1, Berwick on Cedar Ridge (Block 1). When the property was platted, a 25 foot building line setback from the right-of-way line for Austin Street was shown on the lot as per PUD 153. This lot also has a 10-foot wide building line setback from its south property line. Between the north property line of Lot 4 and the right-of-way line for Austin Street, there is a reserve area (Reserve F) that is just over 12 feet in width. While reducing the building line setback from 25 feet to 15 feet will allow the building to be constructed within 3 feet of the north property line, the site plan submitted by the applicant shows the building to be just over 7 feet from the north property line. The requested setback modification has been approved by the developer who is president of the homeowners association.

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	PUD 112/R-2	Lakeside Villas at the Greens
East	Level 2	PUD 153/R-3	Reserve D of Berwick on Cedar Ridge (Block 1)
South	Level 2	PUD 153/R-3	Berwick on Cedar Ridge (Block 1)
West	Level 2	PUD 153/R-3	Berwick on Cedar Ridge (Block 1)

The property is designated as Level 2 in the Comprehensive Plan. The change requested with PUD 153A is in accordance with the Comprehensive Plan.

The property is not located in a 100-year floodplain area. There is wet stormwater detention facility in Reserve D to the east.

- Attachments:**
- Case map
 - Aerial photo
 - Berwick on Cedar Ridge (Block 1) plat
 - Spectacular Homes site plan
 - June 29, 2015, letter from Barrick Rosenbaum
 - June 1, 2015, letter from Steve Harris

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 153A be approved as requested. Since the property has been platted, Staff recommends that platting be waived.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM