



# City of Broken Arrow

## Fact Sheet

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**File #: 1 Version: 1**

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**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-2018 and BAZ-3018, Green Acre Tract, 157 acres, 1 Lots, A-1 to IL/PUD-2018, southwest corner of Orlando Drive and Evergreen Terrace.

**Background:**

**Applicant:** ABC Consulting, Inc.  
**Owner:** Sarah Green  
**Developer:** Nicole Esplanade  
**Engineer:** ABC Consulting, Inc.  
**Location:** Southwest corner of Orlando Drive and Evergreen Terrace  
**Size of Tract:** 157  
**Number of Lots:** 1 proposed  
**Present Zoning:** A-1 (Agricultural) to RM (Residential Multi-Family)  
**Comp Plan:** Level 3 (Transition Area) via BACP-357

Planned Unit Development (PUD)-2018 and BAZ-3018 involve undeveloped and unplatted land located on the southwest corner of Orlando Drive and Evergreen Terrace. Applicant is proposing to change the zoning on this property from A-1 (Agricultural) to RM (Residential Multi-Family) and include the entire area in PUD-2018.

BACP-357, a request to change the Comprehensive Plan designation on the property associated with this PUD and rezoning request, from Level 3 to Level 6, was approved by the City Council February 7<sup>th</sup>, 2018, subject to platting and a PUD submitted that is similar in context to the draft PUD submitted with BACP-357.

The applicant, through PUD-2018, proposes to construct a 300 unit multi-family housing development. Access to the proposed development is through one entrance off Orlando Drive and one off Evergreen Terrace. Detention is provided on-site with a detention pond on the northeast corner of the property and a 35-foot landscape buffer is proposed around the entirety of the site.

### SUMMARY OF DEVIATION FROM ZONING ORDINANCE

PUD-2018 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 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.	Multifamily Dwelling 3 story Bldgs (45 FT to the highest roof ridgeline) Multifamily Garage/Dwelling 2 story Bldgs (25 FT to the highest roof ridgeline)
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	1.75 off-street parking spaces per dwelling unit
Building Setbacks and Buffers	35 foot perimeter landscape exclusive of street right-of-way and sidewalk	-40 foot building setback/landscape buffer from the North property line -35 foot building setback/landscape buffer from East and West property Line -35 foot landscaping buffer on the West property line -35 foot building setback/landscape buffer from South property line
Minimum Distance Between Buildings	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	Minimum distance between buildings is 30-feet
Screening	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.	As required and regulated by Chapter 5, Sections 5.2.D and 5.2E. An architectural open vinyl fence with limited masonry columns and/or walls shall be provided along the arterial street boundaries.  Along all other property boundaries, an opaque fence of at least 6 feet in height shall be provided. All bracing and metal posts shall be installed on the inside part of the fence along all

		boundaries.
Building Facades	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.	As required and regulated by Chapter 5, Section 5.5 Multi-family Residential Building Design Standards except: <ol style="list-style-type: none"> <li>1. The maximum length of any multi-family building shall be 220 feet.</li> <li>2. Exterior building material shall be 50 percent brick or stone.</li> </ol>
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.	Access to the proposed development is through one entrance off Orlando Drive and one off Evergreen Terrace.

## 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

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North	Level 6	IH (Heavy Industrial) and A-1	Construction Company and Undeveloped
East	Levels 2 and 3	A-1	Undeveloped
South	Levels 2 and 3	A-1	Undeveloped
West	Level 4	A-1	Shooting Range

**Attachments:** Aerial photo  
Comprehensive Plan  
PUD-2018

**Recommendation:**

The RM zoning being contemplated by the applicant is in accordance with the Comprehensive Plan in Level 3, provided it is done as part of a PUD. Based on the Comprehensive Plan, location of the property and the surrounding land uses, Staff recommends that PUD-2018 and BAZ-3018 be approved to change the zoning on the property to RM and PUD-2018, subject to the property being platted.

**Reviewed By:** Nathan Hubbard, City Planner

**Approved By:** My Vu Le, City Manager

