



City of Broken Arrow

Request for Action

File #: 18-793, Version: 1

**Broken Arrow Planning Commission
07-12-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD-278 (Planned Unit Development) and BAZ-2008 (Rezoning), Parks Property, 4.69 acres, CH and A-1 to CH and RE/PUD-278, located one-half mile north of New Orleans Street, East of 1st Place at 2303 S. 1st Place

Background:

Applicant: Johnnie D. Parks
Owner: Johnnie D. Parks
Developer: N/A
Engineer: N/A
Location: One-half mile north of New Orleans Street, East of 1st Street at 2303 S. 1st Place.
Size of Tract 0.40 acres
Present Zoning: A-1
Proposed Zoning: PUD-274/IL
Comp Plan: Levels 6 (Regional Employment/Commercial) and 1 (Rural Residential)

Planned Unit Development (PUD) 278 and BAZ-2008 involve a 4.69 acre parcel located one-half mile north of New Orleans Street, East of 1st Place at 2303 S. 1st Place. Applicant is requesting that the zoning on the property be changed from A-1 and CH to PUD-278/CH and RE. The reason for the proposed zoning change and PUD is for the future development of the property for one additional residential home to be placed on the property. The property was annexed into the City Limits of Broken Arrow on March 15, 1971, with Ordinance 383.

The property associated with this development consists of one lot. While this PUD proposed to divided the property into two areas, Development Area “A” and Development Area “B”, it is essential to the PUD that the property remain as one lot and that no lot splits will be permitted.

The permitted uses in Development Area “A”, which is on the west quarter of the property, are Office, General Personal Services, Retail General, Multi-Family Dwelling (The existing southern structure on the property may continue to be utilized as Multi-Family Use), Office warehouse, Grocery and/or permitted farmers market, and Restaurant or food preparation and distribution.

The permitted uses in Development Area “B” are for One Single-Family, detached residence.

With PUD-278, applicant is proposing to develop the property in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CH and RE districts with the following exceptions:

Development Area “A”:

- Minimum Lot Area: 22,000 SF
- Minimum Lot Frontage: 125 Feet
- Maximum Building Height: 25 Feet
- Minimum Building Setbacks:
 - From the westerly boundary of Development Area “A”: 30 Feet
 - From the northerly boundary of Development Area “A”: 10 Feet
 - From the eastern boundary of Development Area “A”: 50 Feet
 - From the Southerly boundary of Development Area “A”: 35 Feet
- A landscaped area of 10 feet in width is required along the western boundary of Development Area “A”.
- Signage is limited to 10 feet in height and 100 square feet area.

Development Area “B”:

- Minimum Lot Area: 173,000 SF
- Minimum Lot Frontage: 30 Feet
- Access: Access to Development Area “B” shall be through Development Area “A”
- Maximum Building Height: 50 Feet
- Minimum Building Setbacks:
 - From the westerly boundary of Development Area “B”: 35 Feet
 - From the northerly boundary of Development Area “B”: 30 Feet
 - From the eastern boundary of Development Area “B”: 50 Feet
 - From the Southerly boundary of Development Area “B”: 30 Feet

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 1 | A-R-1 | Single Family Home |
| East | Public/Semi Public | A-1 | City of Broken Arrow Building |
| South | Level 1 | A-R-1 | Single Family Home |
| West | Level 1 and Level 2 | R-2 PUD-135A | Single Family/Washington Lane Subdivision |

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

The property associated with PUD-278 and BAZ-2008 is shown in the Comprehensive Plan as Level 1 and Level 4. The RE zoning requested with BAZ-2008 is considered to be in compliance with the Comprehensive Plan in Level.

The property has not been platted,

Attachments: Case map
 Aerial photo
 Comprehensive Plan
 PUD-278 design statement and conceptual site plan

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-278 and BAZ-2008 be approved as presented. The Zoning Ordinance requires any changes in zoning to be approved subject to platting. Staff recommends that platting be waived, provided right-of-way is dedicated along 1st Place in accordance with the Subdivision Regulations, which is 60 feet from the section line and 17.5 feet of utility easement is provided adjacent to the right-of-way line.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

LRC