



City of Broken Arrow

Request for Action

File #: 18-848, Version: 1

Broken Arrow Planning Commission

07-26-2018

To: Chairman and Commission Members

From: Development Services Department

Title: Public hearing, consideration, and possible action regarding PUD-279 (Planned Unit Development), Sound Mind, 14.16 acres, A-1 to CG (BAZ-1848) to CG/PUD-279, located one-half mile north of Tucson Street, west of Aspen Avenue, north of the Creek Turnpike

Background:

Applicant: Tanner Consulting, LLC

Owner: Broken Arrow Economic Development Authority

Developer: SoundMind Behavioral Health Hospital, LLC

Engineer: Tanner Consulting, LLC

Location: One-half mile north of Tucson Street, west of Aspen Avenue, north of the Creek Turnpike

Size of Tract 14.16 acres

Present Zoning: A-1 to CG (via BAZ-1848)

Proposed Zoning: CG/PUD-279

Comp Plan: Level 6

Planned Unit Development (PUD) 279 involves a 14.16 acre parcel located one-half mile north of Tucson Street, west of Aspen Avenue, north of the Creek Turnpike. The property is currently unplatted and undeveloped. BAZ-1848, a request to change the zoning from A-1 (Agricultural) to CG (Commercial General) was approved on this, and adjacent, property by City Council on July 20, 2010. BAZ-1848 was approved subject to the property being platted. With the exception of the area platted as Aspen Creek Towne Center I, to the northeast, the remainder of the property remains unplatted.

SoundMind is a proposed health care facility and commercial development. As part of the development of the property, West Norfolk Drive will be extended to the edge of the Sound Mind Development. The remaining right-of-way for the western part of Norfolk Drive will be dedicated during the platting process. The first phase of this development will be the SoundMind Behavioral Health Hospital, with the commercial developments to the east to begin at a later date.

SUMMARY OF DEVIATION FROM ZONING ORDINANCE

PUD-279 is proposed to be developed in accordance with the Zoning Ordinance and the use and development regulations of the CG district, except as summarized below:

Item	Zoning Ordinance Requirement	PUD-279 Request
Use Permitted	As allowed in the CG district.	As allowed in the CG district except that the following uses are not permitted: Hospitals or other health care facilities exclusively providing drug and/or alcohol treatment or rehabilitation
Building Setbacks	50 feet front setback, 50 feet rear setback, no setback for sides abutting property in the same district, 30 feet for sides abutting property in non-residential districts, and for lots abutting residential or A-1 property: 50 feet for sides or rear setbacks on buildings 1 story in height; 75 feet for buildings greater than one story and less than 75 feet in height; buildings with a height greater than 75 feet, the minimum setback is equal to the building height	50 feet from arterial street or highway right-of-way 30 feet from non-arterial street right-of-way 50 feet abutting residential zoning No setback from all other lot boundaries
Building Height	None	50 feet or 4 stories
Lot Frontage	200 feet minimum lot frontage	100 feet minimum public or private street frontage with a note: any interior lot having no frontage shall be provided access to a public street by access easements approved by the City of Broken Arrow during the platting review

Minimum Landscaping	10 foot wide landscape edge adjacent to all street and highway frontages. One tree per 50 linear feet of street frontage. Where parking lots and drives abut the landscaped edge, and the landscape edge is less than thirty feet in width, all developments shall provide ten shrubs (three gallon minimum) for every fifty lineal feet of abutment to the landscaped edge.	10% of lot area with a note: landscaping shall also comply with the Broken Arrow Zoning Ordinance; see also Section IV.H
Maximum Parking Ratio	125% maximum	N/A
Signage	Adjacent to limited access highways, signs must be located at least 10 feet from the property line and are limited to 25 feet in height. The height of the sign can be increased one foot in height for every two feet of setback to a maximum of 50 feet.	As allowed by the Broken Arrow Zoning Ordinance with one (1) additional freestanding integrated development sign, not to exceed 20 feet in height and 150 square feet in display surface

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 6	CG and RE	Broken Arrow Fire Station No. 2 and Single-Family Homes
East	Level 6	R-2	Undeveloped
South	Creek Turnpike	N/A	Creek Turnpike
West	Level 6	A-1	Undeveloped

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

The property is shown in the Comprehensive Plan as Level 6. The development proposed with PUD-279 is considered to be in compliance with the Comprehensive Plan in Level 6.

Attachments: Case map PUD-279

Aerial photo
Case Map BAZ-1848
Comprehensive Plan
PUD-279 design statement

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-279 be approved, subject to the property being platted.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

ALY