



City of Broken Arrow

Request for Action

File #: 18-898, Version: 1

Broken Arrow Planning Commission

08-09-2018

To: Chairman and Commission Members

From: Development Services Department

Title:

Public hearing, consideration, and possible action regarding PUD-281 (Planned Unit Development), Milestone, 2.07 acres, DM/SP-137G/Area 6 of the Downtown Residential Overlay District to PUD-281/DM/Area 6 of the Downtown Residential Overlay District along with the abrogation of SP-137, located one-third mile south of Kenosha Street, one-half mile east of Elm Place

Background:

Applicant: City of Broken Arrow

Owner: Broken Arrow Economic Development Authority

Developer: Milestone LLC

Architect: Cyntergy

Location: One-third mile south of Kenosha Street, one-half mile east of Elm Place

Size of Tract 2.07 acres

Present Zoning: DM/SP-137G/Area 6 of the Downtown Residential Overlay District

Proposed Zoning: PUD-281/DM/Area 6 of the Downtown Residential Overlay District

Comp Plan: Level 5

Planned Unit Development (PUD) 281 involves a 2.07 acre parcel located one-third mile south of Kenosha Street, one-half mile east of Elm Place at 305 N. Main Street, which is on the east side of Main Street between Elgin Street and Detroit Street. A new mixed use/residential development is proposed on the property that is owned by the Broken Arrow Economic Development Authority. The development will be a four-story building with 31,000 square feet of commercial space on the ground floor and three levels of apartment above. The 89,000 square feet of residential space will house approximately 90 units. The property is presently zoned DM/SP-137 and is in Area 6 of the Downtown Residential Overlay District. SP-137, which was for a church, was approved by the City Council on November 15, 1999. The church building has since been removed, and the site is presently vacant. The property has been platted as Lots 1 - 22, Block 18, Original Town of Broken Arrow. The alley that runs north/south through the property is in the process of being vacated.

In January 2018, the City Council adopted Design Standards for the Downtown Residential Overlay District (DROD). The adoption of the DROD continued the implementation of the Downtown Master Plan by promoting compatible, high quality mixed-use and residential design in the area bound by Elm Place, Houston Street, 9th Street, and Kenosha Street. The DROD standards promote protection of sensitive established

residential neighborhoods while also accommodating resident infill that contributes to an active and walkable area. The DROD is intended to facilitate residential and mixed-use conservation of residential character in stable neighborhoods, while also accommodating increase residential densities, mixed-use development, and commercial activities in targeted areas to enhance activity and commerce.

The proposed Milestone project is located in Area 6 of the Downtown Residential Overlay District (DROD). Milestone will be developed in accordance with City of Broken Arrow Zoning Ordinance and the “Mixed-Use B/Commercial” design standards of the DROD, except as summarized below.

SUMMARY OF DEVIATION FROM THE DOWNTOWN RESIDENTIAL OVERLAY DISTRICT DESIGN STANDARDS

Item	Downtown Residential Overlay District Design Standard	PUD 281 Request
Front Setback/Build to Zone (BTZ)	Five feet maximum, 30 feet for a courtyard.	The building will setback six feet from the property line along Main Street. In addition, there will be a courtyard in which the building is setback 75 feet from the west property line.
Parking Location	30-foot setback from front property line.	Parking lot will setback three feet from the property line along Detroit Street, Elgin Street, and First Street.
Access and Driveway Width	20 feet	To accommodate emergency vehicles, the width of the driveways on Detroit Street and Elgin Street will be increased to 26 feet in width.
Blank Street-Facing Wall	8-foot maximum	Along Detroit Street and Elgin Street, there are two sections along each street where the blank street-facing wall is increased from 8 feet to 18 feet. In these two sections, however, there will be a change in building material.
Ground Floor Transparency	70%	31%

Distance Between Entries	30 feet maximum.	There will be at least two entries on Elgin Street, at least eight entries on Main Street, and at least two entries on Detroit Street. The entries may be more than 30 feet apart.
Parking Screening	Screening required if visible from street.	A three foot high architectural metal fence will be installed along the perimeter of the parking lot next to Detroit Street, First Street, and Elgin Street. In conjunction with the fence, shrubs at least three gallon in size will be installed.

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 5	Area 6 of DROD	Shopping center and undeveloped
East	Level 2	Area 5 pf DROD	Undeveloped
South	Level 5	Area 6 of DROD	Church
West	Level 5	Area 6 of DROD	Office buildings

According to FEMA maps, none of the property is located in a 100-year floodplain area.

Attachments:

- Case map
- Aerial photo
- PUD-281 design statement
- Site plan
- Building Elevations
- Landscape plan

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-281 be approved as presented. Since the property has already been platted, Staff recommends that replatting the property be waived. In addition, Staff recommends that SP-137 on this property be abrogated.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

BDM