



City of Broken Arrow

Request for Action

File #: 18-1130, **Version:** 1

Broken Arrow Planning Commission

10-11-2018

To: Chairman and Commission Members

From: Development Services Department

Title: Public hearing, consideration, and possible action regarding PUD-189C (Planned Unit Development), Highland 55 at Mission Hills, 19.62 acres, PUD-189/RM to PUD-189C/RM, located north of Albany Street, one-third mile west of 9th Street

Background:

Applicant: Brooks Pittman - Pittman Poe & Associates

Owner: White Earth L.L.C. by E. A. Schermerhorn

Developer: Highland 55 at Mission Hills LLC

Land Planner: Pittman Poe & Associates

Location: North of Albany Street, one-third mile west of 9th Street

Size of Tract 19.62 acres

Present Zoning: PUD-189/RM

Proposed Zoning: PUD-189C/RM

Comp Plan: Level 3

Planned Unit Development (PUD) 189C involves a 19.62-acre parcel located north of Albany Street, one-third mile west of 9th Street. The property is part of PUD-189 and has an underlying zoning of RM (Residential Multifamily). PUD-189, which contained 53.75 acres, was approved by the City Council on June 3, 2008, subject to the property being platted.

The 53.75 acres associated with PUD-189 was divided into three development areas, A, B, and C. Development Area A, which contained 31.87 acres, has been developed as the Mission Hills Apartments. In Development Area B, which contained 13.80 acres, the permitted uses were identified as those permitted as a matter of right in the RM Residential Multi Family district, and use customarily accessory to permitted use. In Development Area C, which contained 8.09 acres, the permitted uses was identified as those permitted as a matter of right in the CG (Commercial General) district.

With PUD-189C, applicant is proposing to encompass 5.82 acres of Development Area C into the 13.80 acres associated with Development Area B. The new Development Area B (19.62 acres) will be developed in accordance with the Broken Arrow Zoning Ordinance and the use regulations of the RM district, except as outlined in the following summary table.

SUMMARY OF DEVIATION FROM ZONING ORDINANCE AND PUD-189C

Item	Zoning Ordinance Requirement	PUD-189 Development Area B Requirement	PUD-189C Request
Number of dwelling units allowed	388 dwelling units on 19.62 acres	266 dwelling units on 13.80 acres	98 units on 19.62 acres.
Maximum building height	No limit provided building setback requirements are met.	45 feet	35 feet/one story
Off-street parking	Two spaces per unit.	1.75 parking spaces per unit.	Two spaces per unit.
Building setback	35 feet from perimeter boundary.	As per the Zoning Ordinance, except that three-story buildings had to be located at least 150 feet from north boundary.	Twenty feet from perimeter of property, 18 feet from private drive.
Minimum livability space per dwelling unit	1,200 square feet	1,200 square feet	1,600 square feet
Landscaping	Two trees per dwelling unit, one tree per 10 parking spaces, one tree per 50 lineal feet along arterial street frontage, and 5 shrubs per dwelling unit. All trees required to be at least two-inches in caliber.	Same as the Zoning Ordinance, except only one tree required per dwelling unit. The tree must be at least 3 inches in caliber. Also, 7.5 shrubs per dwelling unit, and five-one gallon shrubs per dwelling unit.	Same as PUD-189.
Signage	32 square feet, 8 feet in height.	Per the Zoning Ordinance.	Per the Zoning Ordinance. Also, it is specifically recognized that no off-premise signage will occur.

Building facade	Sixty percent of the exterior of the buildings shall be masonry and at least 20 percent of the street facing façade shall be natural brick or masonry rock.	Same as Zoning Ordinance, except if Development Area A should expand into Development Area B, the requirements of Development Area A would apply.	Exterior building materials will incorporate brick, stucco, stone, or cement fiber board material. In addition, at least 50 percent of the entire façade for each elevation will be either brick or stone.
Sidewalk	4-feet in width along residential streets.	Same as Zoning Ordinance	In lieu of sidewalk, there will be a 5-foot wide trail system paved with asphalt or concrete. Trail will be maintained by property owner.
Lot split	Property could be split.	Property could be split in accordance with the Zoning Ordinance.	No lot split allowed. Entire 19.62 acres will consist of one lot.
Fire sprinklers	Required per the building code.	Required per the building code.	All the units on the cul-de-sac east of the main entry will have an automatic fire sprinkler system.

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 3	PUD-40/RM	Lynn Lane Village and Country Lane additions
East	Level 3	PUD 189/RM	Mission Hills apartments and undeveloped.
South	Level 3	PUD 156/RM	Undeveloped
West	Level 3 and 6	R-1 and CH	Undeveloped

None of the property is located in a 100-year floodplain area. There are high-pressure pipeline easements approximately 125 feet in width along the north boundary. As per the City of Broken Arrow Subdivision Code, all structures will have to setback at least 50 feet from any and all high-pressure pipelines.

The property associated with PUD-189C is shown in the Comprehensive Plan as Level 3. The development

proposed with PUD-189C is considered to be in compliance with the Comprehensive Plan in Level 3.

ACCESS

The development proposed with PUD-189C will be a private gated neighborhood. Currently, the only access allowed to the property is from Fargo Street through the Lynn Lane Village and Country Lane neighborhoods to the north. As part of this PUD, it is specifically recognized that the access to Fargo Street to the north will be restricted to emergence access only. The main vehicular access to this development will be from the south through an access easement that will connect with Albany Street and align with 3rd Street. While all the streets inside PUD-189C will be private streets maintained by the property owner, the streets will be at least 26 feet in width and constructed to City of Broken Arrow standards.

Attachments:

- Case map
- Aerial photo
- Comprehensive Plan
- PUD-189C design statement
- Lynn Lane Village plat
- PUD-189 design statement

Recommendation:

A unique feature about PUD-189C is that all 98 units, associated landscaping, and streets will be owned and maintained by one property owner. There is a significant reduction in the number of units that could have occurred based on the existing zoning and PUD. In addition, with PUD-189C, the units are limited to one-story in height. Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-189C be approved as presented, subject to the property being platted.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

BDM