



# City of Broken Arrow

## Request for Action

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**File #: 19-119, Version: 1**

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**Broken Arrow Planning Commission  
01-24-2019**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding PUD-273A (Planned Unit Development), a major amendment to PUD-273, Redbud Ranch, 18.49 acres, A-RM to PUD-273/RM, located north of Albany Street (61<sup>st</sup> Street), east of 23<sup>rd</sup> Street (County Line Road/193<sup>rd</sup> E. Avenue)

**Background:**

**Applicant:** Larry Kester, Architects Collective  
**Owner:** Case and Associates and Rodney A. Brunken  
**Developer:** Case and Associates  
**Architect:** Architects Collective  
**Location:** North of Albany Street (61st Street), east of 23rd Street (County Line Road/193rd E. Avenue)  
**Size of Tract** 18.49 acres  
**Present Zoning:** A-RM  
**Proposed Zoning:** PUD-273A/RM (RM zoning approved via BAZ-1995 and BAZ-1989)  
**Comp Plan:** Level 3

Planned Unit Development (PUD) 273A involves an 18.49 acre parcel located north of Albany Street (61<sup>st</sup> Street), east of 23<sup>rd</sup> Street (County Line Road/193<sup>rd</sup> E. Avenue). Applicant is requesting a major amendment to PUD-273. The property has been platted as Lot 2, Block 1 of County Line Center. This plat, which was recorded in Wagoner County prior to the property being annexed into the City Limits of Broken Arrow, does not meet the Subdivision Regulation requirements of the City of Broken Arrow.

On March 6, 2018, the City Council conditionally approved PUD-273 and BAZ-1995, a request by Case and Associates to change the zoning on 11.07 acres from A-RM to RM. PUD-273 and BAZ-1995 were approved subject to the property being platted. The property associated with PUD-273 and BAZ-1995 represents the north part of PUD-273A.

On December 5, 2017, the City Council conditionally approved BAZ-1989, a request to change the zoning on 7.42 acres from A-RM to RM. BAZ-1989, which is on the southern portion of PUD-273A, was approved subject to the property being replatted. The applicant associated with BAZ-1989, which was seeking tax credit financing, proposed to develop the property in accordance with the development regulations of the RM district. A PUD was not included with BAZ-1989. The property associated with BAZ-1989, was not developed. This

property is under contract by Case and Associates, and it is their desire to develop a multifamily project that encompasses the entire 18.49 acres. Since they are expanding the boundaries of PUD-273, they are requesting a major amendment.

#### PUD-273A SUMMARY

PUD-273A is proposed to be developed in accordance with the Zoning Ordinance and the use and development regulations of the RM district except as summarized below:

#### SUMMARY OF DEVIATION FROM ZONING ORDINANCE

Item	Zoning Ordinance Requirement	PUD 273A Request
Maximum Number of Dwelling Units	18.49 gross acres x 43,560 ÷ 2,200 = 366 units	325 units
Maximum Building Height	No restriction unless abutting single-family detached residential. When abutting single-family residential, building shall be set back two feet for every foot in height above 35 feet.	45 feet to the highest roof ridgeline for three story units and 25 feet for Garage/Dwelling 2-story buildings.
Minimum Off-street Parking Spaces	2 parking spaces per unit	1.75 parking spaces per unit
Minimum Building Setbacks	35 feet unpaved; 75 feet with parking from all property lines. No structures allowed in 35 foot landscape area around perimeter.	Except for a portion of the access drive to the clubhouse, buildings will setback from the south and east perimeter boundaries in accordance with the Zoning Ordinance. Along the west boundary next to 23 <sup>rd</sup> Street and along the south boundary next to Albany Street, the building setback is increased from 35 feet to 100 feet, and along the north boundary, the building setback is decreased from 35 feet to 15 feet. Air conditioning units will be allowed within a building setback or landscape buffer.

Minimum Distance Between Buildings	Side, end, and rear walls are required to be 20 feet from a side, end or rear wall of any other multifamily structure and 30 feet from the front wall of any other multifamily structure. In addition, a front wall of a multifamily structure must be 40 feet from the front wall of any other multifamily structure.	20 feet
Building Location and Orientation	No more than 3 structures shall be located continuously on the same building line, or within 30 feet of such building line established. Buildings shall be arranged so that the fronts of the buildings are set to the front or back of each adjacent front building line by at least 30 feet or more.	This requirement shall not apply along the east property line.
Landscaping	Two trees and five shrubs per dwelling unit. Trees required to be at least two-inches in caliper.	The number of trees required per dwelling unit reduced from two trees to one tree per unit. However, the size of the trees required increased from 2 inches to 3 inches, the number of shrubs increased from 5 per dwelling unit to 7.5 per dwelling unit, and 5 one-gallon shrubs required per dwelling unit.
Landscape Islands in Parking Lot	Landscape island required after 10 parking spaces.	Landscape islands replaced by striped access located next to walkways that connect to breezeways and are handicapped accessible.

Fencing	6 - 10 foot high screening fence required where any RM district abuts any agricultural, RE, or RS district.	Along the west and south boundary next to 23 <sup>rd</sup> Street and next to Albany Street there will be an architectural open vinyl or ornamental metal fence with limited masonry columns and or walls. The maximum continuous length of the architectural open vinyl fence or ornamental metal fence is limited to 50 feet. Along all other property boundaries, except along the north boundary, a 6 foot high screening fence will be provided. The existing fence along the north boundary will remain, except where there are connecting points of access.
Signs	In residential districts, signs limited to 32 square feet, 8 feet in height.	Size of sign requested to be increased to 64 square feet. All signs will be located out of the public right-of-way and utility easement.
Maximum building length	160 feet	220 feet
Maximum length of a continuous multifamily roofline	50 feet	105 feet
Exterior Building Material	At least 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, 20% of the street facing facade shall be constructed of natural brick or masonry rock.	Depending upon location, the exterior of all buildings, excluding doors and windows will contain either 65%, 45%, 25%, or 0% brick. The rest of the exterior wall will be constructed with cement fiber material. The exterior of the building walls closest and most visible from 23 <sup>rd</sup> Street and Albany Street will be at least 65% stone/brick.

Access	One access point per 300 feet of lot width.	One point of access to 23 <sup>rd</sup> Street and one point of access to Albany Street. In addition, there will be at least one point of emergency access to the abutting property to the north.
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#### 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 217/RM	Scissortail Crossing apartments
East	Level 2	A-1	Undeveloped
South	Levels 3 and 4	A-CH and R-1/SP 32	Undeveloped and church
West	Level 4	A-1 to CN	Undeveloped

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

The property associated with PUD-273A is shown in the Comprehensive Plan as Level 3. The development proposed with PUD-273A is considered to be in compliance with the Comprehensive Plan in Level 3.

**Attachments:**

- Case map
- Aerial photo
- Comprehensive Plan
- PUD-273A design statement and conceptual site plan
- Building elevations
- County Line Center plat

#### **Recommendation:**

Based on the Comprehensive Plan, the location of the property, previous rezoning approvals, and the surrounding land uses, Staff recommends that PUD-273A be approved as submitted, subject to the property being replatted in accordance with the City of Broken Arrow Subdivision Regulations.

**Reviewed By:**        **Larry R. Curtis**

**Approved By:**       **Michael W. Skates**

BDM