



City of Broken Arrow

Request for Action

File #: 20-1172, **Version:** 1

Broken Arrow Planning Commission

09-24-2020

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding PUD-318 (Planned Unit Development) and BAZ-2064 (Rezoning), Bricktown East, 23.5 acres, CG (Commercial General) and IL (Industrial Light) to PUD-318/RS-4 (Single-family Residential), located one-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th E. Avenue)

Background:

Applicant: Jim Beach, Wallace Engineering
Owner: Villages at Bricktown, LLC
Developer: Villages at Bricktown, LLC
Engineer: Wallace Engineering
Location: One-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th E. Avenue)
Size of Tract 23.5 acres
Present Zoning: CG and IL
Proposed Zoning: PUD-318/RS-4 (BAZ-2064)
Comp Plan: Level 3

Planned Unit Development (PUD)-318 and BAZ-2064 (Rezoning) involve a 23.5-acre parcel located one-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th E. Avenue). The property, which is vacant and unplatted, is currently zoned CG (Commercial General) and IL (Industrial Light).

On March 27, 2008, the Planning Commission recommended approval (3-1 vote) of a request to amend the Comprehensive Plan land use designation (BACP-94) on this site from Level 3 and Level 6 to Level 3 for a 264-unit, four-story multifamily housing project. The request was heard by the City Council on April 15, 2008 where it was tabled to allow the applicant to consider a PUD process and to prepare a traffic study after several residents expressed concern about traffic, the size of the proposed four-story, high-density buildings, and the lack of a buffer between single-family and the multi-family development. Staff reached out to the applicant in July 2008 to inquire if the developer was planning to proceed with the request. The project file does not include a response to this request. At the time of the amendment request, the property had included 100-year floodplain. However, a draft update of the FEMA map no longer indicated any 100-year floodplain on the site, and the map was later approved.

With PUD-318, applicant is proposing a single-family detached residential development with up to 95 lots. The primary point of access will be from Elder Place with gated access leading to private streets. An exit only access point is proposed on the east side of the site off of Lansing Avenue leading to Aspen Avenue. Two additional stub streets are proposed for future access to the north. One of these is proposed at the intersection of Oakland Place. The other is adjacent to an undeveloped property to the north. Guest parking is proposed to be on-street. A landscape edge is proposed along the Elder Place street frontage as well as a landscaped entry. A landscape buffer is proposed on the east side of the site where residences will abut existing industrial uses. A trail will be incorporated into the site.

With BAZ-2064, applicant proposes to rezone the property from CG (Commercial General) and IL (Industrial Light) to RS-4 (Single-family Residential). The site includes an existing sanitary sewer easement in the northeast, and a gas line easement along the south boundary. A fifty-foot setback is required from pipelines. Adjacent properties to the south have reserve areas for drainage along the south boundary of this site. This development proposes a reserve area for on-site stormwater detention along the south boundary that is being reviewed in conjunction with the plat (PT20-110). The applicant has also submitted BACP-171 to amend the Comprehensive Plan land use designation from Level 3 and Level 6 to Level 3.

The property associated with PUD-318 is proposed to be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the RS-4 district, except as summarized below.

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

Item	Zoning Ordinance Standards for RS-4	PUD-318 Request
Maximum number of lots	130	95
Minimum lot frontage	55 feet	50 feet
Minimum lot area	6,500 square feet	5,600 square feet
Maximum building height	35 feet	35 feet (Additional five feet for chimneys and cupolas)
Front yard setback	20 feet	20 feet
Rear yard setback	20 feet	15 feet
Side yard abutting a private street	20 feet	15 feet
Side yard interior lot	5 feet	5 feet
Maximum lot coverage	50 percent (interior lot) 60 percent (corner lot)	50 percent (interior lot) 60 percent (corner lot)
Minimum Livability Space	2,800 SF	2,800 SF, May be located in common area
Exterior building material	No Requirement	80% of the first floor to be masonry

Landscape edge	10-foot wide landscape buffer required where nonresidential and residential uses abut.	10-foot wide landscape edge along Elder Place and where residential lots abut industrial uses. Existing trees to be preserved where possible.
Screening requirement	8- to 10-foot-high screening fence where nonresidential uses abut residential uses	Along Elder Place, maximum 6-foot-high wood and masonry fence. 8-foot wood fence to screen railroad. Elsewhere, maximum 6-foot-high fencing made of wood, ornamental iron, or stockade with black chain link.
Landscape requirement	Entry landscaping Ten-foot-wide landscape buffer where non-residential uses abut residential uses.	Landscaped entry and landscaped edge along Elder Place. Fence and landscape easement abutting industrial uses. Existing trees to be preserved where possible.
Signs	Maximum 32 SF and 8 feet in height	One freestanding sign at Elder Place entry, not to exceed 32 SF and 6 feet in height. Exit only sign at east access point.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 3 and 6	R-1, RM, IL	Single-family residence, multi-family, vacant land and railroad
East	Level 6	R-1, IL	Railroad with vacant land beyond, Industrial/warehouse
South	Level 3, 4 and 6	CG, CG/PUD-162 CG/PUD-179	Vacant parcel, Aldi market, auto dealership, health club and future auto body shop
West	Level 6	R-1 CN/PUD-116	Elder Place, mini-storage, RV storage

Should BACP-171 be approved, the property associated with PUD-318 will be designated as Level 3 in the Comprehensive Plan. Single-family residential, as proposed with PUD-318, is considered to be in conformance with the Comprehensive Plan in Level 3.

According to Section 6.4 of the Zoning Ordinance, the PUD provisions are established for one (1) or more of the following purposes:

1. To permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties.
2. To permit greater flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Ordinance.
3. To encourage the provision and preservation of meaningful open space.
4. To encourage integrated and unified design and function of the various uses comprising the planned unit development.
5. To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infra structure and land use compatibility.

In Staff's opinion, PUD-318 satisfies items 1, 2 and 5 of Section 6.4.A of the Zoning Ordinance. (1) PUD-318 limits the total number of units to 95, which is less than the 130 units allowed by the Zoning Ordinance, thereby limiting the intensity of use. (2) The landscape edge along Elder Place provides a public benefit, and the landscape buffer adjacent to industrial uses is a benefit to residents who will reside in those homes. The addition of a trail is an amenity for future residents. (5) Sidewalks will be provided throughout the neighborhood in accordance with the Subdivision Regulations making the neighborhood accessible.

According to FEMA maps, none of the property is located in the 100-year floodplain. There is a blue line stream traversing the property from northeast to southwest. A detention area is proposed along the southwest corner of the site. Sanitary sewer service and water will be provided by the City of Broken Arrow.

Attachments: Case map
Aerial
Comprehensive Plan Exhibit
Design Statement

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2064 and PUD-318 be approved as presented, subject to approval of BACP-171 and the property being platted.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

JMW