



City of Broken Arrow

Request for Action

File #: 20-1167, **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-317 (Planned Unit Development), Tytan Station, R-3 (Single-Family Residential), Downtown Residential Overlay District (DROD) Area 5, located at the southeast corner of Fort Worth Street and 1st Street

Background:

Applicant: Born Again Restored, LLC
Owner: Born Again Restored, LLC
Developer: Born Again Restored, LLC
Engineer: Pinnacle Home Design
Location: Southeast corner of Fort Worth Street and 1st Street
Size of Tract 0.33 acres
Present Zoning: R-3
Proposed Zoning: R-3/PUD-317
Comp Plan: DROD Area 5 (Rose District Transition)

Planned Unit Development (PUD)-317 involves a 0.33-acre lot located at the southeast corner of Fort Worth Street and 1st Street. The property has been platted as Lots 7-10, Block 70, Original Town of Broken Arrow.

The applicant proposes to develop the property as four single-family, detached homes. The lots are planned to be reconfigured to allow all proposed structures to face 1st Street. Access to lots 1 and 2 is proposed to be from Fort Worth Street. Access to lots 3 and 4 shall be through a platted alley immediately south of this property. Interior lots will be accessible through shared driveway access, provided with a mutual access agreement between properties.

Tytan Station is proposed to be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the Downtown Residential Overlay District, except as summarized below.

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

Item	Downtown Residential Overlay District	PUD-317 Request
Minimum Lot Area	3,500 SQ FT for all lots	Lot 3 is proposed to have a minimum lot size of 3,409 SQ FT
Maximum Lot Coverage	55% for all lots	Lot 1 is proposed to have a maximum lot coverage of 60% and lot 4 is proposed to have a maximum lot coverage of 62%
Rear Setback	10' without an alley present	5' without an alley present
Interior Side Setback	5' on all interior side yards	Minimum interior side setbacks for Lot 1 and Lot 4 reduced to 3'

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

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

Location	DROD Area	Zoning	Land Use
North	Area 5	R-3	Single-Family Residential
East	Area 5	R-3	Single-Family Residential
South	Area 5	R-3	Single-Family Residential
West	Area 6	CH	Commercial Development

The property associated with PUD-317 is designated as Area 5 (Rose District Transition) in the Downtown Residential Overlay District adopted by the City Council on January 2, 2018. Single-family detached structures are in conformance with the DROD in Area 5.

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-317 satisfies item 1 of Section 6.4.A of the Zoning Ordinance. (1) The development of

this site as single-family, detached homes is consistent with surrounding properties in the area. The PUD allows for the reconfiguration of the lots to allow for a better layout of homes but does not increase the total number of lots.

According to FEMA maps, this property is not located within a floodplain.

Attachments: Case map
Aerial
PUD-317 Design Statement
PUD-317 Exhibits

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-317 be approved, subject to the following:

1. Utility easements being provided as needed to provide utility service to all lots.
2. Lot consolidation and lot split applications being approved by the Planning Commission for the reconfiguration of the lots as shown in the PUD exhibits.
3. Document numbers for filed mutual access easements being included on the building permit applications.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

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