



City of Broken Arrow

Legislation Details (With Text)

File #: 16-1531 **Name:**
Type: Public Hearings **Status:** Agenda Ready
File created: 12/28/2016 **In control:** Planning Commission
On agenda: 1/12/2017 **Final action:**
Title: Public hearing, consideration, and possible action regarding PUD 229B, a request for a minor amendment to PUD 229, The Icon at Broken Arrow Apartments, 13.35 acres, PUD 229/RM, southeast corner of Florence Street and Elm Place

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2- PUD-229B, 2. 3- AERIAL.PUD-229B, 3. 4- CONCEPTUAL SITE PLAN of PARKING 1=20', 4. 5- DESIGN STATEMENT AND GRAPHICS

Date	Ver.	Action By	Action	Result
1/12/2017	1	Planning Commission		

Broken Arrow Planning Commission 01-12-2017

To: Chairman and Commission Members
From: Development Services Department
Title:

Public hearing, consideration, and possible action regarding PUD 229B, a request for a minor amendment to PUD 229, The Icon at Broken Arrow Apartments, 13.35 acres, PUD 229/RM, southeast corner of Florence Street and Elm Place

Background:

Applicant: Larry Kester, Architects Collective
Owner: ICON Broken Arrow, LLC
Developer: ICON Broken Arrow, LLC
Architect: Architects Collective
Location: Southeast corner of Florence Street and Elm Place
Size of Tract: 13.35 acres
Number of Lots: 1
Present Zoning: PUD 229/RM
Comp Plan: Level 3

Planned Unit Development (PUD) 229B involves 13.35 acres located on the southeast corner of Florence Street and Elm Place. On October 7, 2014, the City Council conditionally approved PUD 229 and BAZ 1920, a request to change the underlying zoning from A-1 to RM. Both PUD 229 and BAZ 1920 were approved subject to the property being platted. On April 15, 2015, the plat, The Icon at Broken Arrow, was recorded in

Tulsa County. Ordinance 3392 that changed the zoning on the property from A-1 to PUD 229/RM was approved by the City Council on February 2, 2016.

A minor amendment to PUD 229, 229A, was approved by the Planning Commission on April 14, 2016. This request was to modify the signage requirements of PUD 229.

PUD 229B, a request for a minor amendment to PUD 229, would allow parking to be located within the southern landscape buffer. This new parking area would contain 19 parking spaces and two landscape islands. The area will be screened from the land to the south by an existing wood screening fence. Bumper stops shall be used to maintain a three-foot distance from the property line/fence.

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	Levels 2 and 6	CN, CH/SP 225, RM, and R-3	Convenience store, veterinary clinic, car wash, and Arrow Springs addition
East	Level 2	R-2	Chimney Ridge addition
South	Level 3	A-1	One single family residence
West	Level 4	CN and A-1	Bank and undeveloped

- Attachments:**
- Case map
 - Aerial photo
 - Site Plan
 - PUD 229B design statement and graphics

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 229B be approved as presented.

Reviewed and Approved By: Michael W. Skates

MWS:ALY