



City of Broken Arrow

Request for Action

File #: 21-87, Version: 1

**Broken Arrow City Council
Meeting of: 01-05-2021**

Title:

Consideration, discussion, and possible acceptance of ST20-141, site plan for The Nest at Centennial, 14.54 acres, 158 units, A-1 to PUD-266A/RM, east of N. Elm Avenue, one-quarter mile south of Omaha Street (51st Street)

Background:

On February 7, 2019, the City Council approved PUD-226 on 19.64 acres located east of N. Elm Avenue, one-quarter mile south of Omaha Street. At that time, a multifamily complex with two and three-story apartment units was proposed. As part of the approval of PUD-266, the City Council stipulated that when a site plan was submitted, it would be sent to the City Council and that notices be sent to the surrounding property owners, and those who had addressed the City Council.

On February 13, 2020, the Planning Commission approved a minor PUD amendment, PUD-266A, subject to the property being platted. PUD-266A kept the design regulations of PUD-266 but added an alternative design for Development Area A that reduced the number of allowed dwelling units from 285 to 175 units. While the uses permitted allowed multifamily dwellings, the number of units that could be attached was limited to two. In addition, all units could only be one story in height. A conditional final plat was approved by the City Council on June 1, 2020, subject to a checklist. As of this Staff report, all the items on the plat checklist have not been addressed, and the plat has not been recorded.

On December 4, 2020, a site plan was submitted to the City of Broken Arrow. The site plan shows 158 units, of which 112 are single-family detached-type units and 46 of the are duplex-type units. All the units are one-story in height. A five-foot wide sidewalk is shown along both sides of Kansas Place. The complex will be gated, with one point of access to Elm Place and two points of access to Kansas Place.

Staff has reviewed the site plan and landscape plan submitted on December 4, 2020. Comments were sent to the applicant on December 18, 2020, and applicant is in the process of addressing these. Informational notices advertising the review of the site plan by the City Council was sent to all the property owners on the mailing list associated with PUD-266, as well as those who had attended the City Council meeting.

Cost: \$0

Funding Source: None

Requested By: Larry R. Curtis, Director of Community Development

Approved By: City Manager's Office

Attachments: Site plan submitted December 4, 2020

Landscape plan submitted December 4, 2020
Building elevations
PUD-266A design alternative for Development Area A
Revise and resubmit letter sent December 18, 2020
Excerpt from February 7, 2019, City Council meeting minutes
Informational notice sent to surrounding property owners

Recommendation:

Accept the site plan for The Nest at Centennial, and direct Staff to continue to review the site plan to confirm compliance with Broken Arrow's regulations.