



City of Broken Arrow

Request for Action

File #: 17-2232, **Version:** 1

**Broken Arrow City Council
Meeting of: 06-05-2017**

To: Mayor and City Council Members
From: Development Services Department
Title:

Approval of PUD-263 (Planned Unit Development) and BAZ-1980 (Rezoning), Elgin Street Row Homes, 0.56 acres, PUD-241/R-3 to PUD-263/DF, northeast corner of Cedar Avenue and Elgin Street

Background:

Planned Unit Development (PUD)-263 and BAZ-1980 involve a 0.56-acre undeveloped tract located on the northeast corner of Cedar Avenue and Elgin Street. Applicant is requesting that the zoning on the property be changed from PUD-241/R-3 (Single Family Residential) to PUD-263/DF (Downtown Fringe). The property has been platted as Lots 13-19, Block 12 of the Original Town of Broken Arrow. Each of these lots is 25 feet in width and 140 feet in depth. A residential structure that was previously located on the property has been removed.

On January 3, 2017, the City Council approved BACP-158 to change the Comprehensive Plan designation on the property from Level 2 to Level 3, subject to the property being replatted and a PUD being submitted that was similar in context to the draft PUD submitted with BACP-158.

PUD-241, which previously proposed four single-family detached dwelling units on the property, was approved by the City Council on November 9, 2015. Since the property was already platted, the requirement to replat the property was waived.

Instead of constructing four single-family detached dwelling units on the property, applicant is now proposing to construct seven single family attached units on the property. Each of units is intended to be single-family, owner occupied units. According to the Zoning Ordinance, the minimum land area for a PUD in the R-3 district is 8,500 square feet per dwelling unit per gross land area. The gross land area includes half of the adjoining street right-of-way. With 0.80 gross acres, four dwelling units are allowed on the property with R-3 zoning. Therefore, to have seven dwelling units on the property, the zoning has to be changed. As a result, applicant is requesting that the zoning designation be changed from R-3 to DF.

With PUD-263 that is being proposed, the minimum lot size will be 2,300 square feet and the units will cover at least 65 percent of the lot. Five units are allowed up to the property line along Elgin Street with an attached garage provided at the rear of the unit. Access to the other two units is from the private drive. Buildings will be setback 10 feet from the right-of-line along Cedar Avenue. Building height is limited to two stories or 35 feet. The exterior of the buildings will contain masonry, stucco, stone, or "Hardieplank" trim siding. A property owner's association will be created that will maintain common use elements such as open space and mutual access easement private drives.

While the property immediately adjacent to this property is zoned R-3, there is DF zoning one-half block to the southwest and RM zoning one-block to the west. The DF zoning on the southeast corner of Elgin Street and Date Avenue was approved by the City Council on May 6, 2008, with BAZ-1799 along with PUD-188. Prior to the City Council approving BAZ-1799 and PUD-188, the Comprehensive Plan designation on the property was changed from Level 2 to Level 3 with BACP 92 that was approved by the City Council on January 22, 2008.

The Downtown Master Plan encourages having residential buildings in the downtown fringe located closer to the street. In addition, parking should be placed to the side or rear of buildings. PUD-263 shows buildings located close to the street and parking to be on the interior of the site.

According to FEMA maps, none of the property is located in a 100-year floodplain area. However, a creek does adjoin the property to the north and east. There is a significant topographical change from Elgin Street down to the creek.

PUD-263 and BAZ-1980 were presented to the Downtown Advisory Board on May 9, 2017 and recommended for approval. The Planning Commission, in their meeting of May 11, 2017, recommended approval (5-0 vote) of PUD-263 and BAZ-1980. Planning Commission and Staff recommend approval of PUD-263 and BAZ-1980 subject to the property being replatted. One person spoke to this item in the Planning Commission meeting of May 11, 2017. The individual who spoke was not in opposition to the development, but wanted more information on future road and creek improvements in the area.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner

Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case map
Aerial photo
Comprehensive Plan
PUD 263 design statement and site plan
Excerpt from Downtown Master Plan
Building Elevations Submitted May 9, 2017

Recommendation:

Approve PUD-263 and BAZ-1980 as recommended by Planning Commission and Staff.

LRC:ALY