



City of Broken Arrow

Request for Action

File #: 18-471, **Version:** 1

Broken Arrow City Council
Meeting of: 05-01-2018

Title:

Approval of PUD-276, Planned Unit Development, and BAZ-1998, Rezoning, Timber Ridge Cottages, 8.05 acres, A-1/SP-164 to RM/PUD-276, one-quarter mile south of Kenosha Street, east of 209th East Avenue and the abrogation of a portion of SP-164

Background:

Planned Unit Development (PUD)-276 and BAZ-1998 involves a 8.05 acre parcel located one-quarter mile south of Kenosha Street, east of 209th E Avenue. Applicant is requesting that the zoning on the property be changed from A-1/SP-164 to RM/PUD-276 for a proposed multi-family development. The property has been platted as a part of Lot 1, Block 1, Tee Town Golf Ranch. On October 12, 2017, the Planning Commission approved BAL-2026 that split the property into its present, three-lot configuration.

BACP-161, a request to change the comprehensive plan designation on this property from Level 4 to Level 3, was recommended for approval by the Planning Commission on March 22, 2018. BACP-161 was approved by the City Council on April 17, 2018. With the approval of BACP-161, the RM zoning proposed in conjunction with PUD-276, is in accordance with the comprehensive plan.

The applicant, through PUD-276, proposes senior multi-family housing with a mix of duplex (6 units), 4 Plex (40 units), and apartment style dwellings (28 units) for a total of 74 units. Access to the proposed development is through two entrances off 209th East Avenue. The applicant is proposing that no screening around the perimeter of this development be required. Section 5.2.E.2.b of the zoning ordinance states, “all development in the RD, RM, and RMH districts shall install and maintain fences that comply with this Section where such development abuts any agricultural, RE, or RS district. These fences shall be at least six feet (6’) and no more than ten feet (10’) in height”.

In their meeting of April 12, 2018, the Planning Commission recommended approval (5-0 vote) of PUD-276 and BAZ-1998 per Staff recommendation. Staff recommended approval subject to the property being replatted, screening requirements being added to the PUD that are in compliance with the Zoning Ordinance and the approval of BACP-161 by the City Council. In addition, Staff recommended that the portion of SP-164 that was previously approved on this property be abrogated. No one spoke against this item.

Cost: \$0

Funding Source: None

Requested By: Michael Skates, Development Services Director

Approved By: Michael L. Spurgeon, City Manager

Attachments: Published Planning Commission Factsheet

Case Map

Aerial photo

PUD-276 Design Statement

Tee Town Golf Ranch Plat

Recommendation:

Approve PUD-276 and BAZ-1998, subject to the property be replatted and screening requirements being added to the PUD that are in compliance with the Zoning Ordinance approve the abrogation of the portion of SP-164 that was previously approved on this property.