



City of Broken Arrow

Legislation Details (With Text)

File #:	17-2178	Name:	
Type:	Public Hearings	Status:	Agenda Ready
File created:	5/2/2017	In control:	Planning Commission
On agenda:	5/11/2017	Final action:	
Title:	Public hearing, consideration, and possible action regarding PUD-153B, a request for a minor amendment to PUD-153, Berwick on Cedar Ridge, Lots 8 & 9, Block 1, 0.17 acres, R-3/PUD-153 to R-3/PUD-153B, east of Mingo Road, one-quarter mile north of Florence Street		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 2-CASE MAP PUD 153B, 2. 3-AERIAL.PUD 153B, 3. 4-PUD 153B.DESIGN STATEMENT, 4. 5-LAND SURVEY, 5. 6-ORIGINAL SITE PLAN, 6. 7-COMPREHENSIVE PLAN MAP		

Date	Ver.	Action By	Action	Result
5/11/2017	1	Planning Commission		

Broken Arrow Planning Commission 05-11-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD-153B, a request for a minor amendment to PUD-153, Berwick on Cedar Ridge, Lots 8 & 9, Block 1, 0.17 acres, R-3/PUD-153 to R-3/PUD-153B, east of Mingo Road, one-quarter mile north of Florence Street

Background:

Applicant: Steve Harris, PMC Corporation
Owner: PMC Corporation
Developer: PMC Homes
Engineer: N/A
Location: East of Mingo Road, one-quarter mile north of Florence Street
Size of Tract: 0.17 acres
Number of Lots: 2
Present Zoning: R-3/PUD-153 to R-3/PUD-153B
Comp Plan: Level 2

Planned Unit Development (PUD)-153B is a request for a minor amendment to PUD-153 on 0.17 acres located east of Mingo Road, one-quarter mile north of Florence Street. PUD-153, consists of 6.46 acres and was approved by the City Council on December 20, 2004. With PUD-153B, applicant is requesting that the 10-foot building line on the south side of the property be reduced to 3-feet and that the front building line be reduced from 20-feet to 17-feet.

The property associated with PUD-153B was platted as Lots 8 & 9, Block 1. Berwick on Cedar Ridge, Block 1. When the property was platted, a 20-foot building line setback from the right-of-way line for Yellow Pine Avenue was shown on the lot as per PUD-153. Both lots also have a 10-foot building line setback from the south property lines.

According to the applicant, when the existing home was constructed, measurements for the house were possibly taken from the incorrect property pin for Lot 7 to the north. This resulted in the house being built too close to the south and west property lines causing encroachments into the front building line setback (3-feet) and the south side yard setback (7-feet).

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	Level 2	R-2/PUD 112	Residential Subdivision: Lakeside Villas at the Greens
East	Level 2	R-3/PUD 153	Residential Subdivision: Berwick on Cedar Ridge (Blocks 2-6)
South	Level 2	R-2	Undeveloped
West	City of Tulsa	City of Tulsa	Single-family residential subdivision

Attachments: Case map
Aerial photo
PUD-153B design statement
Land Survey of 4421 S Yellow Pine Avenue
Original Site Plan of 4421 S Yellow Pine Avenue
Comprehensive Plan map

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-153B, a request for a minor amendment to PUD-153, be approved as presented and re-platting be waived.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

LRC: ALY