



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 17-2100 **Name:**  
**Type:** Public Hearings **Status:** Agenda Ready  
**File created:** 4/21/2017 **In control:** Planning Commission  
**On agenda:** 5/11/2017 **Final action:**  
**Title:** Public hearing, consideration, and possible action regarding PUD-217A, a request for a minor amendment to PUD-217, Scissortail Crossing, 15.34 acres, PUD-217/RM to PUD-217A/RM, one-quarter mile north of Albany Street, east of 23rd Street

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2-CASE MAP.PUD 217A.pdf, 2. 3-GOOGLE EARTH AERIAL.PUD 217A.pdf, 3. 4-EMAIL REQUESTING MODIFICATION TO FENCING.pdf, 4. 5-PROPOSED FENCE LAYOUT ALONG 23RD STREET.pdf, 5. 6-PICTURE OF REPRESENTATIVE FENCE.pdf, 6. 7-PUD 217 DOCUMENT EXCERPT.pdf

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-217A, a request for a minor amendment to PUD-217, Scissortail Crossing, 15.34 acres, PUD-217/RM to PUD-217A/RM, one-quarter mile north of Albany Street, east of 23rd Street

#### Background:

**Applicant:** Larry Kester, Architects Collective  
**Owner:** Case & Associates  
**Developer:** Case and Associates  
**Architect:** Architects Collective  
**Location:** One-quarter mile north of Albany Street, east of 23rd Street  
**Size of Tract:** 15.34 acres  
**Number of Lots:** 1  
**Present Zoning:** PUD-217/RM  
**Proposed Zoning:** PUD-217A/RM  
**Comp Plan:** Level 3

Planned Unit Development (PUD)-217A is a request for a minor amendment to PUD-217. The property is located one-quarter mile north of Albany Street, east of 23rd Street, and has been platted as, "The Park at Albany Street". The Scissortail apartments are presently under construction on the property.

The design statement for PUD-217 that was approved by the City Council on July 17, 2012, stated “An architectural open metal fence with masonry columns and/or walls shall be provided along the west boundary. The maximum continuous length of the architectural open metal fence shall be 50 feet.” With PUD-217A, applicant is requesting to replace the proposed ornamental steel fence with a white vinyl rail fence and remove the requirement for masonry columns. The white vinyl rail fence would be varied and not in a continuous straight line. The rest of PUD-217 remains unchanged.

#### **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 3	A-1	Undeveloped
East	Level 2	A-1	Undeveloped
South	Level 3	A-RM	Undeveloped
West	Level 2	RS-3/PUD-144	Fairway Crossing addition

**Attachments:** Case map  
Google Earth Aerial photo  
Email requesting modification to fencing  
Proposed fence layout along 23rd Street  
Picture of representative fence  
PUD-217 document excerpt

#### **Recommendation:**

Staff recommends that PUD-217A, a request for a minor amendment to PUD-217, be approved as presented.

**Reviewed by: Larry Curtis**

**Approved by: Michael Skates**

BDM