



City of Broken Arrow

Legislation Details (With Text)

File #:	17-2274	Name:	
Type:	Public Hearings	Status:	Passed
File created:	5/31/2017	In control:	Planning Commission
On agenda:	6/22/2017	Final action:	6/22/2017
Title:	Public hearing, consideration, and possible action regarding PUD-234A (Planned Unit Development), a request for a minor amendment to PUD-234, Tucson Village, 80.34 acres, A-1 to RS-3, CN, & FD/PUD-234, south and west of the southwest corner of 23rd Street and Tucson Street		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 2-CASE MAP.PUD 234A, 2. 3-AERIAL.PUD 234A, 3. 4-APPLICANT REQUEST FOR PUD.pdf, 4. 5-REVISED AREA B LEGAL.pdf, 5. 6-REVISED AREA C LEGAL.pdf, 6. 7-REVISED EXHIBIT B FOR TUCSON VILLAGE.pdf		

Date	Ver.	Action By	Action	Result
6/22/2017	1	Planning Commission		

Broken Arrow Planning Commission 06-22-2017

To: Chairman and Commission Members
From: Development Services Department
Title:

Public hearing, consideration, and possible action regarding PUD-234A (Planned Unit Development), a request for a minor amendment to PUD-234, Tucson Village, 80.34 acres, A-1 to RS-3, CN, & FD/PUD-234, south and west of the southwest corner of 23rd Street and Tucson Street

Background:

Applicant: Alan Betchan, AAB Engineering, LLC
Owner: Tucson Village, LLC
Developer: Tucson Village, LLC
Engineer: AAB Engineering, LLC
Location: South and west of the southwest corner of 23rd Street and Tucson Street
Size of Tract 80.34 acres
Number of Lots: 1
Present Zoning: A-1 to RS-3, CN, & FD/ PUD-234
Comp Plan: Level 2 and Greenway/Floodplain

Planned Unit Development (PUD)-234A is a request for a minor amendment to PUD-234 that was approved by the City Council on April 7, 2015. The property contains 80.34 acres and is located south and west of the

southwest corner of 23rd Street and Tucson Street. PUD-234 was approved along with BAZ 1930, a request to change the underlying zoning from A-1 to RS-3, CN, & FD, subject to the property being platted. The platting process for the property associated with PUD-234 was not complete on the expiration date of the PUD, April 7, 2017. The applicant has been granted a 12-month extension of PUD-234, as allowed by the zoning ordinance.

Tucson Village, as part of PUD-234 was proposed with three development areas. Development area A is intended for commercial use; development area B is designated for residential development; and development area C is intended to remain as floodplain area except as allowed by the City Engineering department for infrastructure improvements.

PUD-234A requests to alter the boundaries between development areas B and C due to changes in the layout of the subdivision due to floodplain and creek crossings. Updated legal descriptions for development areas B and C have been provided and shall replace the legal descriptions previously approved with PUD-234.

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	Greenway/Floodplain	A-1	100-year floodplain of Broken Arrow Creek
East	Unincorporated area of Wagoner County	None Identified	large lot single-family residential
South	Level 2	A-1	large lot single-family residential
West	Greenway/Floodplain	A-1	Undeveloped

Attachments: Case map
Aerial photo
Applicant request for PUD
Revised Legal Description Development Area B
Revised Legal Description Development Area C
Revised Exhibit B for Tucson Village

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-234A, a request for a minor amendment to PUD-234 be approved as presented, subject to the property being platted.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

LRC:ALY