



City of Broken Arrow

Legislation Details (With Text)

File #:	19-223	Name:	
Type:	Consent Item	Status:	Agenda Ready
File created:	1/30/2019	In control:	Broken Arrow City Council
On agenda:	2/19/2019	Final action:	
Title:	Approval of PUD-273A (Planned Unit Development), a major amendment to PUD-273, Redbud Ranch, 18.49 acres, A-RM to PUD-273/RM, located north of Albany Street (61st Street), east of 23rd Street (County Line Road/193rd East Avenue)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 1-PLANNING COMMISSION FACT SHEET, 2. 2-CASE MAP.PUD-273A, 3. 3-AERIAL.PUD-273A, 4. 4-COMP PLAN.PUD 273A, 5. 5-PUD 273A DESIGN STATEMENT.12-07-2018, 6. 6-BUILDING ELEVATIONS, 7. 7-COUNTY LINE CENTER PLAT		

Date	Ver.	Action By	Action	Result
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Broken Arrow City Council

Meeting of: 02-19-2019

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

Approval of PUD-273A (Planned Unit Development), a major amendment to PUD-273, Redbud Ranch, 18.49 acres, A-RM to PUD-273/RM, located north of Albany Street (61st Street), east of 23rd Street (County Line Road/193rd East Avenue)

Background:

Planned Unit Development (PUD) 273A involves an 18.49 acre parcel located north of Albany Street (61st Street), east of 23rd Street (County Line Road/193rd E. Avenue). Applicant is requesting a major amendment to PUD-273. The property has been platted as Lot 2, Block 1 of County Line Center. This plat, which was recorded in Wagoner County prior to the property being annexed into the City Limits of Broken Arrow, does not meet the Subdivision Regulation requirements of the City of Broken Arrow.

Multifamily zoning was approved on this property by Wagoner County when the property was in an unincorporated area of Wagoner County. When the property was annexed into Broken Arrow on October 15, 2001, with Ordinance 2393, it was zoned AR-5 (Annexed Multifamily).

On March 6, 2018, the City Council conditionally approved PUD-273 and BAZ-1995, a request by the same applicant to change the zoning on 11.07 acres from A-RM to RM. PUD-273 and BAZ-1995 were approved subject to the property being platted. The property associated with PUD-273 and BAZ-1995 represents the north part of PUD-273A.

On December 5, 2017, the City Council conditionally approved BAZ-1989, a request to change the zoning on 7.42 acres from A-RM to RM. BAZ-1989, which is on the southern portion of PUD-273A, was approved

subject to the property being replatted. The applicant associated with BAZ-1989, which was seeking tax credit financing, proposed to develop the property in accordance with the development regulations of the RM district. A PUD was not included with BAZ-1989. The property associated with BAZ-1989, was not developed. This property is now under contract by Case and Associates, and it is their desire to develop a multifamily project that encompasses the entire 18.49 acres. Since they are expanding the boundaries of PUD-273, they are requesting a major amendment.

An overall summary of the deviations between the Zoning Ordinance and what is included with PUD 273A is included in the Staff report presented to the Planning Commission. With PUD 273A, the number of allowable units is reduced from 366 to 325. At the Planning Commission meeting, the applicant noted that the actual number of units will be around 309.

The Planning Commission, in their meeting of January 24, 2019, concurred with Staff and recommended approval (3-0 vote) of PUD-273A, subject to the property being platted. There were no protestants.

Cost: \$0

Prepared By: Brent Murphy, AICP, Senior Planner

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

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case map
Aerial photo
Comprehensive Plan
PUD-273A design statement and conceptual site plan
Building elevations
County Line Center plat

Recommendation:

Approve PUD 273A as recommended by Planning Commission and Staff.

BDM