



City of Broken Arrow

Legislation Details (With Text)

File #: 19-1211 **Name:**
Type: Public Hearings **Status:** Agenda Ready
File created: 9/19/2019 **In control:** Planning Commission
On agenda: 10/10/2019 **Final action:** 10/10/2019
Title: Public hearing, consideration, and possible action regarding PUD-235B (Planned Unit Development), a minor amendment to PUD-235, Rabbit Run, 27.44 acres, RS-3 (Single-Family Residential)/PUD-235A, located south of the southwest corner of New Orleans Street (101st Street) and Olive Avenue (129th East Avenue)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2-CASE MAP, 2. 3- AERIAL, 3. 4-PUD-235B DESIGN STATEMENT, 4. 5-SURVEY OF LOT 2 BLOCK 8 RABBIT RUN

Date	Ver.	Action By	Action	Result
10/10/2019	1	Planning Commission		

Broken Arrow Planning Commission 10-10-2019

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

Public hearing, consideration, and possible action regarding PUD-235B (Planned Unit Development), a minor amendment to PUD-235, Rabbit Run, 27.44 acres, RS-3 (Single-Family Residential)/PUD-235A, located south of the southwest corner of New Orleans Street (101st Street) and Olive Avenue (129th East Avenue)

Background:

Applicant: Spectacular Homes, LLC
Owner: Spectacular Homes, LLC
Developer: Spectacular Homes, LLC
Location: South of the southwest corner of New Orleans Street (101st Street) and Olive Avenue (129th East Avenue)
Size of Tract 27.44 acres
Present Zoning: RS-3 (Single-Family Residential)/PUD-235 (Planned Unit Development)
Comp Plan: Level 3 (Transition Area)

PUD-235B is a minor amendment to the original Rabbit Run PUD-235, that was approved by City Council on April 21, 2015 along with BAZ-1931. Another minor amendment, PUD-235A, was approved by the Planning Commission on April 27, 2017.

PUD-235B is a request to reduce the side yard setback on Lot 2, Block 8 from 1-foot to 6-inches. During the construction of the home on this property, the brick façade on the side of the structure was not taken into account and caused an encroachment into the side setback. The attached survey shows the encroachment of the brick into the side yard setback on the west side of the property. All other setbacks have been met and this is the only modification to the PUD being requested.

Attachments: Case map
Aerial photo
PUD-290B design statement
Survey of Lot 2, Block 8, Rabbit Run

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-235B be approved.

Reviewed and approved by: Larry R. Curtis

ALY