



City of Broken Arrow

Request for Action

File #: 22-880, Version: 1

**Broken Arrow Planning Commission
06-23-2022**

To: Chairman and Commission Members
From: Community Development Department

Title: Public hearing, consideration, and possible action regarding PUD-340 and BAZ-2113 (Rezoning), Red River Broken Arrow, 28.48 acres, A-1 (Agricultural) to RM (Residential Multi-Family) and PUD (Planned Unit Development)-340, generally located south and west of the southwest corner of Tucson Street (121st Street) and Elm Place (161st East Avenue)

Background:

Applicant: AAB Engineering, LLC

Owner: Charlotte Phebe Snyder & The Nature Conservancy, LLC

Developer: Red River Development

Engineer: AAB Engineering, LLC

Location: South and west of the southwest corner of Tucson Street (121st Street) and Elm Place (161st East Avenue)

Size of Tract 28.48 acres

Number of Lots: 2

Present Zoning: A-1 (Agricultural)

Proposed Zoning: RM (Residential Multi-Family) and PUD-340

Comp Plan: Level 3 (Transition Area)

PUD-340 and BAZ-2113 is an application to rezone 28.48 acres from A-1 (Agricultural) to RM (Residential Multifamily) and PUD-340 for a proposed multifamily development. This property is generally located south and west of the southwest corner of Tucson Street (121st Street) and Elm Place (161st East Avenue). The property is presently unplatted and has a single family home.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 3, 4 & 6	RM, A-1, CN	Apartment Complex, Undeveloped, and retail

East	Level 6 & 3	CG, RM	Commercial development and duplexes
South	Level 2	A-1	Single-family homes
West	Greenway/Floodplain & Level 2	A-1	Undeveloped

PUD-340

The applicant proposes to develop the property as a multi-unit, cottage home community. A maximum of 200, stand alone, single-family and duplex units are proposed to be constructed on the 28.48 acres. The development will remain as one lot and under the ownership of a single property owner. The dwelling units will be rental units which are maintained by the property manager. PUD-340 is proposed to be developed in accordance with the RM zoning requirement except as modified below.

	RM Zoning District	PUD Request
Maximum Dwelling Units	310	200
Building Height	No height restriction unless abutting single-family detached residential. When abutting single-family detached residential, building shall be set back two feet for every foot in height above 35 feet.	One Story or 35'
Minimum Building Setbacks		
	Adjacent to	35' unpaved; 75' with parking
	From interior ROW/Easement parking	35' unpaved
	From interior ROW/easement parking	75' with parking
	From perimeter	35 unpaved; 75 with parking
Minimum Off-Street Parking	2 per unit	1.5 per Single Bed Unit 2 per Two & Three Bed Unit

Maximum Building Coverage	50%	35%
Parking Lot Landscaping	Parking spaces in an uncovered parking area shall extend no more than ten (10) parking spaces without an intervening interior landscaped island	In the multi-family portion of the project, landscape islands required by Section 5.2.B.c.ii may extend no more than twenty (20) parking spaces without an intervening interior landscape island
Street Design & Access	Driveway on the same side of the arterial street must be separated 250'. Driveways on the opposite side to the arterial must be offset by 200'.	The offset spacing for driveways may be reduced during the platting phase of the development.

Elm Creek runs along the western portion of the property. A tributary of Elm Creek runs northeast across the property, dividing it into a north and south section. The developer plans to cross the tributary with a bridge however, they do not intend to make any modification to the creek or tributary. Any construction in these areas will require the approval of the Army Corps of Engineers.

This property is designated as Level 3, transition area in the Comprehensive Plan. The RM zoning district being proposed is compatible with Level 3 in the Comprehensive Plan.

A neighborhood meeting was held on June 16, 2022, at the Central Park Community Center. Eighteen residents attended the meeting. Concerns raised included traffic on Tucson Street and Elm Place, long term impacts on property values, and general concerns regarding the units as rentals.

Tucson Street where it abuts this property currently has four traffic lanes and a center turn lane. Elm Place is currently two lanes with a center turn lane. There are no funded projects to widen either of these roads at this time. The Engineering Design Criteria Manual states that a traffic impact analysis shall be performed by a proposed development if the development meets the criteria established in the Oklahoma Department of Transportation Policy on Driveway Regulations of Oklahoma Highways. A Traffic Impact Analysis will determine if deceleration lanes are required based upon the anticipated proposed turning movements for the development.

Attachments: Case Map
Aerial Photo
Comprehensive Plan
PUD Design Statement
Neighborhood Meeting Invitation

Recommendation:

Based on the location of the property, surrounding land uses, Staff recommends PUD-340 and BAZ-2113 be approved, subject to the property being platted.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

ALY