



# City of Broken Arrow

## Request for Action

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**File #:** 16-1531, **Version:** 1

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**Broken Arrow Planning Commission**  
**01-12-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding PUD 229B, a request for a minor amendment to PUD 229, The Icon at Broken Arrow Apartments, 13.35 acres, PUD 229/RM, southeast corner of Florence Street and Elm Place

**Background:**

**Applicant:** Larry Kester, Architects Collective  
**Owner:** ICON Broken Arrow, LLC  
**Developer:** ICON Broken Arrow, LLC  
**Architect:** Architects Collective  
**Location:** Southeast corner of Florence Street and Elm Place  
**Size of Tract** 13.35 acres  
**Number of Lots:** 1  
**Present Zoning:** PUD 229/RM  
**Comp Plan:** Level 3

Planned Unit Development (PUD) 229B involves 13.35 acres located on the southeast corner of Florence Street and Elm Place. On October 7, 2014, the City Council conditionally approved PUD 229 and BAZ 1920, a request to change the underlying zoning from A-1 to RM. Both PUD 229 and BAZ 1920 were approved subject to the property being platted. On April 15, 2015, the plat, The Icon at Broken Arrow, was recorded in Tulsa County. Ordinance 3392 that changed the zoning on the property from A-1 to PUD 229/RM was approved by the City Council on February 2, 2016.

A minor amendment to PUD 229, 229A, was approved by the Planning Commission on April 14, 2016. This request was to modify the signage requirements of PUD 229.

PUD 229B, a request for a minor amendment to PUD 229, would allow parking to be located within the southern landscape buffer. This new parking area would contain 19 parking spaces and two landscape islands. The area will be screened from the land to the south by an existing wood screening fence. Bumper stops shall be used to maintain a three-foot distance from the property line/fence.

**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	Levels 2 and 6	CN, CH/SP 225, RM, and R-3	Convenience store, veterinary clinic, car wash, and Arrow Springs addition
East	Level 2	R-2	Chimney Ridge addition
South	Level 3	A-1	One single family residence
West	Level 4	CN and A-1	Bank and undeveloped

**Attachments:** Case map  
Aerial photo  
Site Plan  
PUD 229B design statement and graphics

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 229B be approved as presented.

**Reviewed and Approved By:** Michael W. Skates

MWS:ALY