



City of Broken Arrow

Request for Action

File #: 17-2100, **Version:** 1

Broken Arrow Planning Commission
05-11-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD-217A, a request for a minor amendment to PUD-217, Scissortail Crossing, 15.34 acres, PUD-217/RM to PUD-217A/RM, one-quarter mile north of Albany Street, east of 23rd Street

Background:

Applicant: Larry Kester, Architects Collective
Owner: Case & Associates
Developer: Case and Associates
Architect: Architects Collective
Location: One-quarter mile north of Albany Street, east of 23rd Street
Size of Tract: 15.34 acres
Number of Lots: 1
Present Zoning: PUD-217/RM
Proposed Zoning: PUD-217A/RM
Comp Plan: Level 3

Planned Unit Development (PUD)-217A is a request for a minor amendment to PUD-217. The property is located one-quarter mile north of Albany Street, east of 23rd Street, and has been platted as, "The Park at Albany Street". The Scissortail apartments are presently under construction on the property.

The design statement for PUD-217 that was approved by the City Council on July 17, 2012, stated "An architectural open metal fence with masonry columns and/or walls shall be provided along the west boundary. The maximum continuous length of the architectural open metal fence shall be 50 feet." With PUD-217A, applicant is requesting to replace the proposed ornamental steel fence with a white vinyl rail fence and remove the requirement for masonry columns. The white vinyl rail fence would be varied and not in a continuous straight line. The rest of PUD-217 remains unchanged.

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	Level 3	A-1	Undeveloped
East	Level 2	A-1	Undeveloped
South	Level 3	A-RM	Undeveloped
West	Level 2	RS-3/PUD-144	Fairway Crossing addition

Attachments: Case map
Google Earth Aerial photo
Email requesting modification to fencing
Proposed fence layout along 23rd Street
Picture of representative fence
PUD-217 document excerpt

Recommendation:

Staff recommends that PUD-217A, a request for a minor amendment to PUD-217, be approved as presented.

Reviewed by: Larry Curtis

Approved by: Michael Skates

BDM