



City of Broken Arrow

Request for Action

File #: 17-2118, Version: 1

**Broken Arrow Downtown Advisory Board
Meeting of: 05-09-2017**

To: Chairperson and Board Members
From: Development Services Department
Title:

Presentation, discussion, and possible recommendation of PUD 263 and BAZ 1980, Elgin Street Row Homes, 0.56 acres, PUD 241/R-3 to PUD 263/DF, northeast corner of Cedar Avenue and Elgin Street

Background:

Planned Unit Development (PUD) 263 and BAZ 1980 involve a 0.56-acre undeveloped tract located on the northeast corner of Cedar Avenue and Elgin Street. Applicant is requesting that the zoning on the property be changed from PUD 241/R-3 (Single Family Residential) to PUD 263/DF (Downtown Fringe). The property has been platted as Lots 13-19, Block 12 of the Original Town of Broken Arrow. Each of these lots is 25 feet in width and 140 feet in depth. A residential structure that was previously located on the property has been removed.

On January 3, 2017, the City Council approved BACP 158 to change the Comprehensive Plan designation on the property from Level 2 to Level 3, subject to the property being replatted and a PUD being submitted that was similar in context to the draft PUD submitted with BACP 158.

PUD 241, which previously proposed four single-family detached dwelling units on the property, was approved by the City Council on November 9, 2015. Since the property was already platted, the requirement to replat the property was waived.

Instead of constructing four single-family detached dwelling units on the property, applicant is now proposing to construct seven single family attached units on the property. Each of units is intended to be single-family, owner occupied units. According to the Zoning Ordinance, the minimum land area for a PUD in the R-3 district is 8,500 square feet per dwelling unit per gross land area. The gross land area includes half of the adjoining street right-of-way. With 0.80 gross acres, four dwelling units are allowed on the property with R-3 zoning. Therefore, to have seven dwelling units on the property, the zoning has to be changed. As a result, applicant is requesting that the zoning designation be changed from R-3 to DF.

With PUD 263 that is being proposed, the minimum lot size will be 2,300 square feet and the units will cover at least 65 percent of the lot. Five units are allowed up to the property line along Elgin Street with an attached garage provided at the rear of the unit. Access to the other two units is from the private drive. Buildings will be setback 10 feet from the right-of-line along Cedar Avenue. Building height is limited to two stories or 35 feet. The exterior of the buildings will contain masonry, stucco, stone, or "Hardieplank" trim siding. A property owner's association will be created that will maintain common use elements such as open space and mutual access easement private drives.

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 2	R-3	Single-family detached residential
East	Level 2	R-3	Single family detached residential
South	Level 2	R-3	Single family detached residential
West	Level 2	R-3	Single family detached residential

While the property immediately adjacent to this property is zoned R-3, there is DF zoning one-half block to the southwest and RM zoning one-block to the west. The DF zoning on the southeast corner of Elgin Street and Date Avenue was approved by the City Council on May 6, 2008, with BAZ 1799 along with PUD 188. Prior to the City Council approving BAZ 1799 and PUD 188, the Comprehensive Plan designation on the property was changed from Level 2 to Level 3 with BACP 92 that was approved by the City Council on January 22, 2008.

The Downtown Master Plan encourages having residential buildings in the downtown fringe located closer to the street. In addition, parking should be placed to the side or rear of buildings. PUD 263 shows buildings located close to the street and parking to be on the interior of the site.

According to FEMA maps, none of the property is located in a 100-year floodplain area. However, a creek does adjoin the property to the north and east. There is a significant topographical change from Elgin Street down to the creek.

PUD 263 and BAZ 1980 will be presented to the Planning Commission on May 11, 2017.

On January 3, 2017, the City Council approved BACP 158, subject to the property being platted and a PUD being submitted that was similar in context to the draft PUD submitted with BACP 158. DF zoning is considered to be in accordance with the Comprehensive Plan when the rezoning request is located within the Planning Area of the Broken Arrow Downtown Master Plan. In addition, the Comprehensive Plan states “the size and scope of the rezoning request is compatible with the surrounding land uses and meets the design standards and objectives of the Broken Arrow Downtown Master Plan.”

The existing physical features (i.e. creek along the north and east boundaries and significant topographical change) will make development of this site a challenge. However, through the replatting process, the engineering challenges associated with the site can be addressed.

The Downtown Master Plan states “Setbacks for uses within the Downtown Fringe should create a pedestrian-friendly street frontage, but may be slightly large to create a “softer” more residential character than those found within the Mixed-Use Core.” PUD 263 states that the setback from Elgin Street shall be

four feet, but can be 0 feet with a front porch. This type of design is in compliance with what the Downtown Master Plan recommends.

PUD 263 is similar in context to the draft PUD submitted with BACP 158. The size and scope of development proposed with PUD 263 is compatible with the surrounding land uses and meets the design standards and objectives of the Broken Arrow Downtown Master Plan. Therefore, based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 263 and BAZ 1980 be recommended for approval, subject to the property being replatted.

Cost: \$0

Prepared By: Brent Murphy, Senior Planner, Development Services

Reviewed By: Development Services Department
Legal Department
Norman Stephens

Approved By: Norman Stephens, Assistant to the City Manager / Economic Development Coordinator

Attachments: Case Map
Aerial photo
Comprehensive Plan
PUD 263 design statement and site plan
Excerpt from Downtown Master Plan

Recommendation:

Recommend approval of PUD 263 and BAZ 1980.