



# City of Broken Arrow

## Request for Action

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**File #:** 17-2178, **Version:** 1

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**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-153B, a request for a minor amendment to PUD-153, Berwick on Cedar Ridge, Lots 8 & 9, Block 1, 0.17 acres, R-3/PUD-153 to R-3/PUD-153B, east of Mingo Road, one-quarter mile north of Florence Street

**Background:**

**Applicant:** Steve Harris, PMC Corporation  
**Owner:** PMC Corporation  
**Developer:** PMC Homes  
**Engineer:** N/A  
**Location:** East of Mingo Road, one-quarter mile north of Florence Street  
**Size of Tract:** 0.17 acres  
**Number of Lots:** 2  
**Present Zoning:** R-3/PUD-153 to R-3/PUD-153B  
**Comp Plan:** Level 2

Planned Unit Development (PUD)-153B is a request for a minor amendment to PUD-153 on 0.17 acres located east of Mingo Road, one-quarter mile north of Florence Street. PUD-153, consists of 6.46 acres and was approved by the City Council on December 20, 2004. With PUD-153B, applicant is requesting that the 10-foot building line on the south side of the property be reduced to 3-feet and that the front building line be reduced from 20-feet to 17-feet.

The property associated with PUD-153B was platted as Lots 8 & 9, Block 1. Berwick on Cedar Ridge, Block 1. When the property was platted, a 20-foot building line setback from the right-of-way line for Yellow Pine Avenue was shown on the lot as per PUD-153. Both lots also have a 10-foot building line setback from the south property lines.

According to the applicant, when the existing home was constructed, measurements for the house were possibly taken from the incorrect property pin for Lot 7 to the north. This resulted in the house being built too close to the south and west property lines causing encroachments into the front building line setback (3-feet) and the south side yard setback (7-feet).

### 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-2/PUD 112	Residential Subdivision: Lakeside Villas at the Greens
East	Level 2	R-3/PUD 153	Residential Subdivision: Berwick on Cedar Ridge (Blocks 2-6)
South	Level 2	R-2	Undeveloped
West	City of Tulsa	City of Tulsa	Single-family residential subdivision

**Attachments:** Case map  
Aerial photo  
PUD-153B design statement  
Land Survey of 4421 S Yellow Pine Avenue  
Original Site Plan of 4421 S Yellow Pine Avenue  
Comprehensive Plan map

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-153B, a request for a minor amendment to PUD-153, be approved as presented and re-platting be waived.

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael W. Skates

LRC: ALY