



City of Broken Arrow

Request for Action

File #: 17-2505, Version: 1

**Broken Arrow City Council
Meeting of: 08-15-2017**

To: Mayor and City Council Members
From: Development Services Department
Title:

Approval of SP-283 (Specific Use Permit), Beehive Homes of Broken Arrow, 2.60 acres, R-2, north of West Washington Street, one-third mile east of South Olive Avenue

Background:

SP-283 is a request by Beehive Homes of Oklahoma for a Specific Use Permit for an assisted living facility to be located at 3200 Washington Street, one-third mile east of Olive Avenue.

A Specific Use Permit is required for an assisted living facility in an R-2 zoning district, and the facility is required to abut an arterial street. There have been previous Specific Use Permits approved for a church and school for the project site but they expired when conditions were not met within one year.

The site consists of two lots. Reserve "A" is an open space area and includes a utility easement that was platted as part of the Copper Creek Park Plat to the north of the project site. The deed restrictions preclude development on Reserve "A." Reserve "A" was later deeded to the owner of this project site in 1998. Also in 1998, the City Council approved a conditional final plat for the Gilgal Addition that established one lot identified as Lot 1, Block 1 that is the site for the proposed assisted living facility.

The Gilgal Addition includes 40-foot-wide utility and landscape easements along the east and west boundaries of the site. Reserve "A" provides a buffer along the north of the site. Per the preliminary site plan, the proposed facility will meet the front and side setbacks. Side setbacks are consistent with the established utility and landscape easements on the site. The applicant may elect to utilize the 35-foot rear setback area of Lot 1, Block 1 for utilities, detention and parking.

The proposed building is primarily a one-story building with a small second-story area for storage and a mechanical room. The building height will meet the maximum height limit of 35 feet.

Staff received one telephone call in response to the public notice. The abutting property owner initially had concerns about property value but was satisfied to know that there are easements and a reserve area that will provide a buffer area along the boundaries of the project site.

Staff recommended that SP-283 be approved, based on the Comprehensive Plan, the location of the property, past history of the property, the surrounding land uses, and subject to the following conditions:

1. The rear 25 feet of the site that is known as Reserve "A" shall remain as open space.
2. The landscape plan shall include a vegetation buffer between the project site and the adjacent residential uses.

In their meeting of July 27, 2017, the Planning Commission recommended SP-283 for approval as recommended by Staff with a vote of 5-0. Three people spoke on this item with concerns about lighting, noise, and fencing.

Cost: \$0

Prepared By: Jane Wyrick, Planner II

Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department

Approved By: Michael L. Spurgeon, City Manager

Attachments: 1-Published Planning Commission Fact Sheet
2-Case Map
3-Aerial
4-Copper Creek Park Plat
5-Gilgal Addition Plat
6-Survey
7-Site Plan
8-Dimension Floor Plan
9-Elevations

Recommendation:

Approve SP-283, as recommended by Planning Commission and Staff.

LRC:JMW