



City of Broken Arrow

Request for Action

File #: 17-2729, **Version:** 1

Broken Arrow Planning Commission
10-12-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD 266 (Planned Unit Development) and BAZ 1986 (rezoning), Centennial Crossing, 19.64 acres, A-1 to PUD 266/RM, east of N. Elm Avenue, one-quarter mile south of Omaha Street

Background:

Applicant: Alan Betchan, AAB Engineering, LLC
Owner: Brown and Perkins, LLC
Developer: NA
Engineer: AAB Engineering, LLC
Location: East of N. Elm Avenue, one-quarter mile south of Omaha Street
Size of Tract 19.64 acres
Number of Lots: 1
Present Zoning: A-1
Proposed Zoning: PUD 266/RM
Comp Plan: Level 2 to Level 3 (BACP 146)

Planned Unit Development (PUD) 266 and BAZ 1986 involve a 19.64-acre undeveloped tract located east of N. Elm Avenue, one-quarter mile south of Omaha Street. Applicant is requesting that the zoning on the unplatted property be changed from A-1 to PUD 266/RM (Multi-family Residential).

On September 15, 2015, the City Council approved BACP 146 to change the Comprehensive Plan designation on the property from Level 2 to Level 3, subject to the property being platted and a PUD being submitted that was similar in context to the draft PUD submitted with BACP 146.

PUD 266 is similar in context to the draft PUD submitted with BACP 146. A summary of the differences between the draft PUD, PUD 266, and what the Zoning Ordinance requires is provided below.

Category	Zoning Ordinance	Draft PUD submitted with BACP 146	PUD 266

Permitted Uses	As allowed in the RM District	Limited to multifamily dwellings and customary accessory uses	Limited to multifamily dwellings and customary accessory uses
Maximum Number of Dwelling Units	389 (19.64 x 43,560 ÷ 2,200 = 388.9)	300 units in Phase I 20 units in Phase II Total 320 units	285 units in Development Area A 35 units in Development Area B Total 320 units
Minimum Livability Open Space per unit	1,200 square feet	1,200 square feet	1,200 square feet
Maximum Building Height	No restriction	45 feet, buildings limited to 3 stories in height, except for building that are located within 100 feet of the north, east, and west boundaries are limited to two stories. In Phase II, building limited to two stories.	<u>Development Area A</u> - 3 stories, except buildings located within 100 feet of the north, east, and west boundary limited to 2 stories. <u>Development Area B</u> - 3 stories, except buildings located within 100 feet of the east boundary limited to 2 stories.
Minimum building setbacks	35 feet unpaved, 75 feet with parking	North property line - 40 feet West property line - 50 feet East property line - 60 feet South property line - 25 feet Internal property lines - 0 feet	<u>Development Area A</u> North property line - 35 feet West property line - 50 feet East property line - 35 feet South property line - 25 feet Internal property lines - 25 feet <u>Development Area B</u> North property line - 25 feet West property line - 35 feet with no parking, 75 feet with parking East property line - 25 feet South property line - 25 feet

Maximum building length	160 feet	200 feet	<i>Development Area A</i> 200 feet <i>Development Area B</i> 160 feet
Minimum distance between buildings	20 feet	20 feet	20 feet
Minimum off-street parking	2 per unit	1.5 per one bedroom and 2 per two bedroom unit	1.5 per one bedroom and 2 per two bedroom unit
Maximum building coverage	50%	50%	30%

Building design requirements	At least 60% of the exterior of the building, excluding doors and windows, shall be constructed of but not limited to masonry, concrete panels, Exterior Insulated Finished Systems, and/or stucco. In addition, 20% of the street facing façade shall be constructed of natural brick or masonry rock.	Exterior building walls within 150' of north and west boundary shall have a minimum masonry finish of either brick and/or stone of not less than 65% excluding windows and doors at perimeter facing walls and associated sidewalls. All other exterior building walls shall have a minimum masonry finish of either brick and/or stone of not less than 25% excluding windows and doors.	<p><u>Development Area A</u></p> <p>Exterior walls within 150' of the north or west boundary of the Development Area shall have a minimum masonry finish of not less than 65% of brick or masonry rock of perimeter facing walls. All other walls shall be constructed of not less than 25% of brick or masonry rock, excluding windows and doors.</p> <p><u>Development Area B</u></p> <p>Exterior walls within 100' of the west boundary or 50' of the north boundary of the Development Area shall have a minimum masonry finish of not less than 65% of brick or masonry rock for perimeter facing walls. All other walls shall be constructed of not less than 25% of brick or masonry rock, excluding windows or doors.</p>
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Street design and access	Curb cuts on the same side of an arterial street are to be spaced at least 250 feet apart, centerline to centerline.	Access points shall meet the requirements of the Zoning Ordinance.	With the existing raised median, the requirement to have access points on the same side of the street be spaced 250 feet apart, centerline to centerline, will not be required.
Sidewalks	5-foot wide sidewalk required along arterial streets, 4-foot wide required along other streets.	Public sidewalks to be constructed on both sides of the boulevard street by the developer.	Sidewalks to be constructed per the Subdivision Regulations. In addition, a sidewalk will be constructed by the developer along the side of the proposed road extension where the extension directly abuts the Broken Arrow Public School property. Sidewalk will be constructed at the same time as the road extension along the north property line.

Landscaping	35-foot wide landscape buffer required around the perimeter of the property. Tree requirements consist of one tree per 50 feet of street frontage, two trees per unit, and one tree per 10 parking spaces. In addition, five shrubs shall be provided per dwelling unit.	Per the Zoning Ordinance, except that only one 3-inch caliper tree required per dwelling unit. In addition, 7.5 three gallon and 5 one gallon shrubs required per dwelling unit. Landscape edge required to be 50 feet along west boundary, 35 feet along north boundary, and 25 feet along remaining boundaries. In addition, the landscape islands in the parking lot can be replaced with walkways that connect to breezeways.	Per the Zoning Ordinance, except that along the south boundary of Development Area A and north and east boundary of Development Area B, the width of the landscape edge is reduced from 35 feet to 25 feet. In addition, the landscape islands in the parking lot can be replaced with walkways that connect to breezeways.
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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 4 (BACP 96) and Public/Semi Public	A-1	Centennial Middle School/Country Lane Elementary School campus and undeveloped
East	Level 2	A-1	Undeveloped, Country Lane Estates addition further to the east.
South	Level 3	PUD 216/RM and A-1	Crown Village apartments and undeveloped
West	Level 2	A-1	Undeveloped

According to the FEMA maps, none of the property associated with PUD 266/BAZ 1986 is located within a

100-year floodplain area. According to the design statement for PUD 266, a detention facility will be constructed at the northeast corner of the property and extend onto the Broken Arrow school property. The detention facility will be designed to accommodate the needs of the Broken Arrow school property, the proposed multifamily developments, and the future single family residential tracts.

Attachments: Case map for PUD 266/BAZ 1986
Aerial photo
Case map for BACP 96
PUD 266 design statement and site plan
Draft design submitted with BACP 146

Recommendation:

BACP 146, a request to change the Comprehensive Plan designation from Level 2 to Level 3 on the same property as that associated with PUD 266 and BAZ 1986, was approved by the City Council on September 15, 2015, subject to the property being platted, and a PUD being submitted that was similar in context to the draft PUD submitted with BACP 146. The RM zoning being requested with BAZ 1986 is considered to be in conformance with the Comprehensive Plan in Level 3. The design statement submitted with PUD 266 is similar in context to the draft PUD submitted with BACP 146. Therefore, based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 266 and BAZ 1986 be approved, subject to the property being platted.

Reviewed by: Larry Curtis

Approved by: Michael Skates

BDM