



City of Broken Arrow

Request for Action

File #: 17-2883, Version: 1

**Broken Arrow City Council
Meeting of: 11-21-2017**

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

Consideration, discussion, 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 North Elm Avenue, one-quarter mile south of Omaha Street

Background:

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). At the request of the City Council, this item was continued on November 7, 2017, to the November 21, 2017, meeting.

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 in the attached Planning Commission fact sheet.

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.

In their meeting of October 12, 2017, the Planning Commission recommended approval (4-1 vote) of PUD 266 and BAZ-1986, subject to the property being platted. During the Public Hearing, one speaker spoke in support of the application. The property owner to the south expressed support for the application, but was concerned about the reduction in the width of the landscape buffer along the south boundary from 35 feet to 25 feet. Three residents in the Country Lane addition to the east expressed concern about the impacts (increase in traffic and crime) the proposed development could have on their neighborhood.

Cost: \$0

Prepared By: Brent Murphy, Senior Planner

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

Approved By: **Michael L. Spurgeon, City Manager**

Attachments: **1-FACT SHEET.PLANNING COMMISSION**
 2-CASE MAP.PUD 266/BAZ-1986
 3-AERIAL PHOTO.PUD 266/BAZ-1986
 4-CASE MAP.BACP 96
 5-PUD 266 DESIGN STATEMENT AND SITE PLAN
 6-DRAFT DESIGN STATEMENT SUBMITTED WITH BACP 146

Recommendation:

Approve PUD 266 and BAZ-1986 as recommended by the Planning Commission and Staff.

LRC:BDM