



City of Broken Arrow

Request for Action

File #: 18-872, Version: 1

**Broken Arrow City Council
Meeting of: 08-07-2018**

Title:

Public hearing, consideration, and possible action regarding PUD-278 (Planned Unit Development) and BAZ-2008 (Rezoning), Parks Property, 4.69 acres, CH and A-1 to CH and RE/PUD-278, located one-half mile north of New Orleans Street, east of 1st Place at 2303 South 1st Place

Background:

Planned Unit Development (PUD) 278 and BAZ-2008 involve a 4.69 acre parcel located one-half mile north of New Orleans Street, East of 1st Place at 2303 S. 1st Place. Applicant is requesting that the zoning on the property be changed from A-1 and CH to PUD-278/CH and RE. The reason for the proposed zoning change and PUD is for the future development of the property for one additional residential home to be placed on the property. The property was annexed into the City Limits of Broken Arrow on March 15, 1971, with Ordinance 383.

The property associated with this development consists of one lot. While the PUD proposes to divided the property into two areas, Development Area “A” and Development Area “B”, it is essential to the PUD that the property remain as one lot and that no lot splits will be permitted.

The permitted uses in Development Area “A”, which is on the west quarter of the property, are Office, General Personal Services, Retail General, Multi-Family Dwelling (The existing southern structure on the property may continue to be utilized as Multi-Family Use), Office warehouse, Grocery and/or permitted farmers market, and Restaurant or food preparation and distribution.

The permitted uses in Development Area “B” are for One Single-Family, detached residence.

The property associated with PUD-278 and BAZ-2008 is shown in the Comprehensive Plan as Level 1 and Level 4. The RE zoning requested with BAZ-2008 is considered to be in compliance with the Comprehensive Plan in Level 1.

In their meeting of July 12, 2018, the Planning Commission recommended approval (4-0 vote) of PUD-278 & BAZ-2008 per Staff recommendation. Staff recommended that platting be waived, provided right-of-way is dedicated along 1st Place in accordance with the Subdivision Regulations, which is 60 feet from the section line and 17.5 feet of utility easement is provided adjacent to the right-of-way line. No one spoke against this item.

Cost: \$0

Funding Source: None

Requested By: Michael Skates, Development Services Director

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case map
Aerial photo
Comprehensive Plan
PUD-278 design statement and conceptual site plan

Recommendation:

Approve PUD-278 & BAZ-2008 per Planning Commission and Staff recommendation.