



City of Broken Arrow

Request for Action

File #: 18-960, Version: 1

**Broken Arrow City Council
Meeting of: 09-04-2018**

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

Consideration, discussion, and possible approval of PUD-281 (Planned Unit Development), Milestone, 2.07 acres, DM/SP-137G/Area 6 of the Downtown Residential Overlay District to PUD-281/DM/Area 6 of the Downtown Residential Overlay District along with the abrogation of SP-137, located one-third mile south of Kenosha Street, one-half mile east of Elm Place

Background:

Planned Unit Development (PUD) 281 involves a 2.07 acre parcel located one-third mile south of Kenosha Street, one-half mile east of Elm Place at 305 N. Main Street, which is on the east side of Main Street between Elgin Street and Detroit Street. A new mixed use/residential development is proposed on the property that is owned by the Broken Arrow Economic Development Authority. The development will be a four-story building with 31,000 square feet of commercial space on the ground floor and three levels of apartment above. The 89,000 square feet of residential space will house approximately 90 units. The property is presently zoned DM/SP-137 and is in Area 6 of the Downtown Residential Overlay District. SP-137, which was for a church, was approved by the City Council on November 15, 1999. The church building has since been removed, and the site is presently vacant. The property has been platted as Lots 1 - 22, Block 18, Original Town of Broken Arrow. The existing alley on the property is in the process of being vacated.

In January 2018, the City Council adopted Design Standards for the Downtown Residential Overlay District (DROD). The adoption of the DROD continued the implementation of the Downtown Master Plan by promoting compatible, high quality mixed-use and residential design in the area bound by Elm Place, Houston Street, 9th Street, and Kenosha Street. The DROD standards promote protection of sensitive established residential neighborhoods while also accommodating resident infill that contributes to an active and walkable area. The DROD is intended to facilitate residential and mixed-use conservation of residential character in stable neighborhoods, while also accommodating increase residential densities, mixed-use development, and commercial activities in targeted areas to enhance activity and commerce.

The proposed Milestone project is located in Area 6 of the Downtown Residential Overlay District (DROD). Milestone will be developed in accordance with City of Broken Arrow Zoning Ordinance and the "Mixed-Use B/Commercial" design standards of the DROD, except as summarized in the following table. It is important to note that the proposed changes are only to the building design, the proposed use is already permitted.

SUMMARY OF DEVIATION FROM THE DOWNTOWN RESIDENTIAL OVERLAY DISTRICT DESIGN STANDARDS

Item	Downtown Residential Overlay District Design Standard	PUD 281 Request
Front Setback/Build to Zone (BTZ)	Five feet maximum, 30 feet for a courtyard.	The building will setback six feet from the property line along Main Street. In addition, there will be a courtyard in which the building is setback 75 feet from the west property line.
Parking Location	30-foot setback from front property line.	Parking lot will setback three feet from the property line along Detroit Street, Elgin Street, and First Street.
Access and Driveway Width	20 feet	To accommodate emergency vehicles, the width of the driveways on Detroit Street and Elgin Street will be increased to 26 feet in width.
Blank Street-Facing Wall	8-foot maximum	Along Detroit Street and Elgin Street, there are two sections along each street where the blank street-facing wall is increased from 8 feet to 18 feet. In these two sections, however, there will be a change in building material.
Ground Floor Transparency	70%	31%
Distance Between Entries	30 feet maximum.	There will be at least two entries on Elgin Street, at least eight entries on Main Street, and at least two entries on Detroit Street. The entries may be more than 30 feet apart.

Parking Screening	Screening required if visible from street.	A three foot high architectural metal fence will be installed along the perimeter of the parking lot next to Detroit Street, First Street, and Elgin Street. In conjunction with the fence, shrubs at least three gallon in size will be installed.
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While no on-site parking is required, the development is proposing 90 on-site parking spaces and is adding 47 on street parking spaces. This is one of the items being addressed through PUD-281, the setback requirement for parking is being reduced from 30 feet from the street right-of-way to three feet. Thereby allowing more on-site parking. Also, while the DROD allows the building height to be 6 stories in height, the building will be 4 stories. In addition, while the entire site could be occupied with building, only about half the site is occupied by the building.

The Planning Commission, in their meeting of August 9, 2018, concurred with Staff and recommended approval (5-0 vote) of PUD-281. Since the property was already platted, the Planning Commission recommended that platting be waived. There were approximately 25 people who expressed interest in this item. Five people from First United Methodist church spoke expressing concern about not enough on-site parking was being provided for the proposed use and were afraid their parking lot would be impacted. Staff and the Planning Commission both explained that parking is not required in the DM district. One person spoke in support of the proposed use. No one spoke in opposition to the changes proposed with PUD-281.

During the Planning Commission there was a lot of discussion about no on-site parking being required in the DM district. Staff has researched the first Zoning Ordinance that was adopted by the City Council on August 8, 1960. When this Ordinance was adopted, the Central Business District (C-1) was created. In this district, it is specifically stated that no off-street parking is required in the C-1 district. When the Zoning Ordinance was updated and adopted on February 1, 2008, the C-1 district was changed to the Downtown Mixed-Use Core (DM) district. In the DM district, on-site parking is still not required. This is typical of most cities that have a downtown zoning district.

In addition, on August 23, 2018, Staff received information from the part owner of Milestone acknowledging they were in the process of working with the property owner to the east to put in a paid parking lot on 0.56 acres for Milestone tenants.

Cost: \$0

Prepared By: Brent Murphy, AICP, Senior Planner

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

Approved By: Michael L. Spurgeon, City Manager

Attachments:

- Planning Commission Fact Sheet**
- Case map**
- Aerial photo**
- PUD-281 design statement**
- Site plan**
- Building rendering**
- Building elevations**
- Landscape plan**
- Article 11 - C-1 Central Business District regulations from 1960 Zoning Ordinance**

Recommendation:

Approve PUD-281 as recommended by Planning Commission and Staff and abrogate SP-137.

BDM