



City of Broken Arrow

Request for Action

File #: 18-1223, Version: 1

**Broken Arrow City Council
Meeting of: 11-05-2018**

Title:

Consideration, discussion, and possible approval of PUD-189C (Planned Unit Development), Highland 55 at Mission Hills, 19.62 acres, PUD-189/RM to PUD-189C/RM, located north of Albany Street, one-third mile west of 9th Street

Background:

Planned Unit Development (PUD) 189C involves a 19.62-acre parcel located north of Albany Street, one-third mile west of 9th Street. The property is part of PUD-189 and has an underlying zoning of RM (Residential Multifamily). PUD-189, which contained 53.75 acres, was approved by the City Council on June 3, 2008, subject to the property being platted.

The 53.75 acres associated with PUD-189 was divided into three development areas, A, B, and C. Development Area A, which contained 31.87 acres, has been developed as the Mission Hills Apartments. In Development Area B, which contained 13.80 acres, the permitted uses were identified as those permitted as a matter of right in the RM Residential Multi Family district, and use customarily accessory to permitted use. In Development Area C, which contained 8.09 acres, the permitted uses was identified as those permitted as a matter of right in the CG (Commercial General) district.

With PUD-189C, applicant is proposing to encompass 5.82 acres of Development Area C into the 13.80 acres associated with Development Area B. There will be 98 duplex dwelling units on one lot. Development of the property will be designed and oriented towards serving active adults. A unique feature related to PUD-189C is that all 98 units, associated landscaping, fencing, and streets will be owned and maintained by one property owner. The new Development Area B (19.62 acres) will be developed in accordance with the Broken Arrow Zoning Ordinance and the use regulations of the RM district, except as outlined in the following summary table.

SUMMARY OF DEVIATION FROM ZONING ORDINANCE AND PUD-189C

Item	Zoning Ordinance Requirement	PUD-189 Development Area B Requirement	PUD-189C Request
Number of dwelling units allowed	388 dwelling units on 19.62 acres	266 dwelling units on 13.80 acres	98 units on 19.62 acres.
Maximum building height	No limit provided building setback requirements are met.	45 feet	35 feet/one story
Off-street parking	Two spaces per unit.	1.75 parking spaces per unit.	Two spaces per unit.

Building setback	35 feet from perimeter boundary.	As per the Zoning Ordinance, except that three-story buildings had to be located at least 150 feet from north boundary.	Twenty feet from perimeter of property, 18 feet from private drive.
Minimum livability space per dwelling unit	1,200 square feet	1,200 square feet	1,600 square feet
Landscaping	Two trees per dwelling unit, one tree per 10 parking spaces, one tree per 50 lineal feet along arterial street frontage, and 5 shrubs per dwelling unit. All trees required to be at least two-inches in caliber.	Same as the Zoning Ordinance, except only one tree required per dwelling unit. The tree must be at least 3 inches in caliber. Also, 7.5 shrubs per dwelling unit, and five-one gallon shrubs per dwelling unit.	Same as PUD-189.
Signage	32 square feet, 8 feet in height.	Per the Zoning Ordinance.	Per the Zoning Ordinance. Also, it is specifically recognized that no off-premise signage will occur.
Building facade	Sixty percent of the exterior of the buildings shall be masonry and at least 20 percent of the street facing façade shall be natural brick or masonry rock.	Same as Zoning Ordinance, except if Development Area A should expand into Development Area B, the requirements of Development Area A would apply.	Exterior building materials will incorporate brick, stucco, stone, or cement fiber board material. In addition, at least 50 percent of the entire façade for each elevation will be either brick or stone.
Sidewalk	4-feet in width along residential streets.	Same as Zoning Ordinance	In lieu of sidewalk, there will be a 5-foot wide trail system paved with asphalt or concrete. Trail will be maintained by property owner.

Lot split	Property could be split.	Property could be split in accordance with the Zoning Ordinance.	No lot split allowed. Entire 19.62 acres will consist of one lot.
Fire sprinklers	Required per the building code.	Required per the building code.	All the units on the cul-de-sac east of the main entry will have an automatic fire sprinkler system.

None of the property is located in a 100-year floodplain area. There are high-pressure pipeline easements approximately 125 feet in width along the north boundary. As per the City of Broken Arrow Subdivision Code, all structures will have to setback at least 50 feet from any and all high-pressure pipelines.

The property associated with PUD-189C is shown in the Comprehensive Plan as Level 3. The development proposed with PUD-189C is considered to be in compliance with the Comprehensive Plan in Level 3.

ACCESS

The development proposed with PUD-189C will be a private gated neighborhood. Currently, the only access allowed to the property is from Fargo Street through the Lynn Lane Village and Country Lane neighborhoods to the north. As part of this PUD, it is specifically recognized that the access to Fargo Street to the north will be restricted to emergence access only. The main vehicular access to this development will be from the south through an access easement that will connect with Albany Street and align with 3rd Street. While all the streets inside PUD-189C will be private streets maintained by the property owner, the streets will be at least 26 feet in width and constructed to City of Broken Arrow standards. At the Planning Commission meeting, the developer acknowledged that all construction traffic would access the property from Albany Street and that no construction traffic would be allowed through the Lynn Lane Village and Country Lane neighborhoods.

PLANNING COMMISSION MEETING

The Planning Commission, in their meeting of October 11, 2018, concurred with Staff and recommended approval (3-0 vote) of PUD-189C. Five people spoke regarding the following topics associated with the PUD. (The response by the Planning Commission, Staff, or developer is noted in parenthesis.)

- Protection of pipeline along the north boundary (Development will have to meet stringent pipeline standards. Also buildings will have to setback at least 50 feet from pipeline.)
- Increase in storm water runoff (Detention Required, runoff to east, will be addressed during the platting process.)
- Can anyone live in the area, regardless of age? (The project will be oriented towards active adults, but the City cannot require any particular age stipulations.)
- Crime in the area.
- When is development projected to start? (First quarter of 2019)

- Impact on property values. (Not relevant to rezoning request)
- Loss of wildlife and open space.
- Construction traffic through neighborhoods to the north, (No construction traffic will be allowed to go through the neighborhood.)

Cost: \$0

Funding Source: None

Requested By: Michael Skates, Development Services Director

Approved By: Michael L. Spurgeon, City Manager

Attachments:
1-FACT SHEET.PLANNING COMMISSION
2-CASE MAP.PUD-189C
3-AERIAL.PUD-189C
4-COMP PLAN.PUD 246&BAZ 1951
5-PUD-189C DESIGN STATEMENT
6-LYNN LANE VILLAGE PLAT
7-PUD-189 DESIGN STATEMENT

Recommendation:

Approve PUD-189C as recommended by Planning Commission and Staff.