



# City of Broken Arrow

## Request for Action

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**File #: 19-223, Version: 1**

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**Broken Arrow City Council  
Meeting of: 02-19-2019**

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

**Approval of PUD-273A (Planned Unit Development), a major amendment to PUD-273, Redbud Ranch, 18.49 acres, A-RM to PUD-273/RM, located north of Albany Street (61<sup>st</sup> Street), east of 23<sup>rd</sup> Street (County Line Road/193<sup>rd</sup> East Avenue)**

**Background:**

Planned Unit Development (PUD) 273A involves an 18.49 acre parcel located north of Albany Street (61<sup>st</sup> Street), east of 23<sup>rd</sup> Street (County Line Road/193<sup>rd</sup> E. Avenue). Applicant is requesting a major amendment to PUD-273. The property has been platted as Lot 2, Block 1 of County Line Center. This plat, which was recorded in Wagoner County prior to the property being annexed into the City Limits of Broken Arrow, does not meet the Subdivision Regulation requirements of the City of Broken Arrow.

Multifamily zoning was approved on this property by Wagoner County when the property was in an unincorporated area of Wagoner County. When the property was annexed into Broken Arrow on October 15, 2001, with Ordinance 2393, it was zoned AR-5 (Annexed Multifamily).

On March 6, 2018, the City Council conditionally approved PUD-273 and BAZ-1995, a request by the same applicant to change the zoning on 11.07 acres from A-RM to RM. PUD-273 and BAZ-1995 were approved subject to the property being platted. The property associated with PUD-273 and BAZ-1995 represents the north part of PUD-273A.

On December 5, 2017, the City Council conditionally approved BAZ-1989, a request to change the zoning on 7.42 acres from A-RM to RM. BAZ-1989, which is on the southern portion of PUD-273A, was approved subject to the property being replatted. The applicant associated with BAZ-1989, which was seeking tax credit financing, proposed to develop the property in accordance with the development regulations of the RM district. A PUD was not included with BAZ-1989. The property associated with BAZ-1989, was not developed. This property is now under contract by Case and Associates, and it is their desire to develop a multifamily project that encompasses the entire 18.49 acres. Since they are expanding the boundaries of PUD-273, they are requesting a major amendment.

An overall summary of the deviations between the Zoning Ordinance and what is included with PUD 273A is included in the Staff report presented to the Planning Commission. With PUD 273A, the number of allowable units is reduced from 366 to 325. At the Planning Commission meeting, the applicant noted that the actual number of units will be around 309.

The Planning Commission, in their meeting of January 24, 2019, concurred with Staff and recommended approval (3-0 vote) of PUD-273A, subject to the property being platted. There were no protestants.

**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  
Comprehensive Plan  
PUD-273A design statement and conceptual site plan  
Building elevations  
County Line Center plat

**Recommendation:**

Approve PUD 273A as recommended by Planning Commission and Staff.

BDM