



# City of Broken Arrow

## Request for Action

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**File #: 19-366, Version: 1**

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**Broken Arrow Planning Commission  
04-11-2019**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding PUD-288 (Planned Unit Development) and BAZ-2024 (Rezoning), Village at 1Eleven, 28.95 acres, A-1 to CM and RS-4/PUD-288, located at the northwest corner of Florence Street (111<sup>th</sup> Street) and Aspen Avenue (145<sup>th</sup> E Avenue)

**Background:**

**Applicant:** Tanner Consulting, LLC  
**Owner:** Otto J. Johannesen, Jr. Trust  
**Developer:** Daniel Ruhl  
**Engineer:** Tanner Consulting, LLC  
**Location:** Northwest corner of Florence Street (111<sup>th</sup> Street) and Aspen Avenue (145<sup>th</sup> E Avenue)  
**Size of Tract** 28.95 acres  
**Present Zoning:** A-1  
**Proposed Zoning:** CM (Community Mixed-Use) & RS-4 (Single-Family Residential )/PUD-288  
**Comp Plan:** Level 3 (Transition Area) and Level 4 (Commercial/Employment Nodes)

Planned Unit Development (PUD)-288 and BAZ-2024 involve a 28.95 acre undeveloped tract located at the northwest corner of Florence Street (111<sup>th</sup> Street) and Aspen Avenue (145<sup>th</sup> E Avenue). Applicant is requesting that the zoning on the unplatted property be changed from A-1 (Agricultural) to CM (Community Mixed-Use) and RS-4 (Single-Family Residential) with PUD-288.

Village at 1Eleven is a proposed mixed-use development consisting of commercial and residential uses. Access to this development is proposed to be from two primary points of access off of Florence Street (111<sup>th</sup> Street) and two primary points off of Aspen Avenue (145<sup>th</sup> E Avenue). Emergency fire access is proposed on the north side of the single-family residential portion of the property in Development Area B.

Development Area A is a mixed-use area consisting of retail/commercial spaces and residential flats (multi-family). This area is designed to provide connectivity between retail and residential uses. Development Area B is proposed to be developed into 75 lots of single-family residential housing. Per the RS-4 zoning standards, up to 80 residential lots would be permitted however, with PUD-288 the applicant is restricting the number of lots to 75. Amenities for this development include a pocket park, ponds and a club house. These amenities are proposed to be shared with residents of Development Area A.

PUD-288 is proposed to be developed in accordance with the CM and RS-4 development standards with the following modifications:

Development Area A

- Uses permitted by right in the CM zoning district including, but not limited to: multi-family dwellings, restaurants without drive-thru, general retail, office, convenience store with gas sales, and customary accessory to permitted uses
- Minimum lot size is 3 acres, lots can be reduced to 1 acre in size subject to lot split approval
- Minimum lot coverage is reduced from 50% to 30% to be built out over time
- No minimum or maximum setbacks are proposed except for 10-foot minimum setbacks against the west and north boundaries
- Landscaping is proposed to be in accordance with the zoning ordinance
- A shared park and clubhouse is to be located and shared between Development Areas A and B
- Pedestrian connections will be provided to connect adjacent lots and Development Areas A and B.

Development Area B

- Uses permitted by right in the RS-4 zoning district including, but not limited to: single-family detached housing and uses customarily accessory to permitted uses
- Maximum number of lots is 75
- Minimum lot frontage is reduced from 55-feet to 50-feet
- Maximum lot coverage is increased from 50% on interior lots and 60% on corner lots to 60% on interior lots and 70% on corner lots
- Maximum building height shall be in accordance with the zoning ordinance except that architectural features such as chimneys and cupolas may extend to a maximum height of 45-feet. No habitable portion of any dwelling shall exceed the 35-foot limitation
- Parking
- Front setbacks are reduced from 20-feet to 15-feet for the main building façade. The 20-foot setback requirement remains for garage structures.
- Rear yard setbacks remain at 20-feet for primary residences and alley loaded detached garages. This setback is reduced to 17.5-feet for detached garage accessory buildings that are not non-alley loaded
- Side yard setbacks remain at 5-feet for primary residences and 5-feet for detached garage accessory buildings.
- Streets within this development area are proposed to be private and built to Broken Arrow standards for minor residential streets. Private streets may have reduced right-of-way. Boulevard style entrance features and landscaping are to be maintained by a mandatory homeowners association. Gate requirements shall meet the requirements for the Broken Arrow Zoning Ordinance and the fire code.
- Each residential lot shall be permitted on accessory dwelling unit (ADU) with a full kitchen. ADU's shall comply with all setback and area regulations of the zoning code and PUD.
- Subdivision entrance signs shall be a maximum of 8-feet in height and 32 square feet in size. Signage serving residential neighborhood amenities shall be permitted within reserve areas containing neighborhood amenities and shall be a maximum of 8-feet in height and 32 square feet in size. Signage shall otherwise comply with the Broken Arrow Zoning Code.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

| Location | Development Guide                  | Zoning   | Land Use   |
|----------|------------------------------------|----------|--|
| North    | Level 2                            | R-2      | Single-Family Residential                                    |
| East     | Level 4                            | CG       | Undeveloped  |
| South    | Levels 1 & 4                       | RE & A-1 | Single-Family Residential & Undeveloped                      |
| West     | Level 3 &<br>Public/Semi<br>Public | A-1      | Single-Family Residential & Aspen Creek<br>Elementary School |

According to the FEMA Maps, none of this property is located in the 100 year floodplain. Water and sanitary sewer service is available from the City of Broken Arrow.

The property associated with PUD-288 and BAZ-2024 is shown in the Comprehensive Plan as Level 3 and 4. The CM zoning in Level 4 and the RS-4 zoning in Level 3 requested with BAZ-2024 and incorporated into PUD-288 is considered to be in conformance with the Comprehensive Plan in Levels 3 and 4.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
PUD-288 Design Statement

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-288 and BAZ-2024 be approved, subject to the property being platted.

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael W. Skates

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