



City of Broken Arrow

Request for Action

File #: 20-333, Version: 1

**Broken Arrow Planning Commission
05-21-2020**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD-306 (Planned Unit Development) and BAZ-2050 (Rezoning), Elysian Fields, 53.55 acres, A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential), southeast corner of Garnett Road (113th East Avenue) and Tucson Street (121st Street)

Background:

Applicant: Tim Terral, Tulsa Engineering and Planning Associates, Inc.
Owner: Glen Fukushima
Developer: Elysian Fields Development Company, L.L.C.
Engineer: Tulsa Engineering and Planning Associates, Inc.
Location: Southeast corner of Tucson Street (121st Street) and Garnett Road
Size of Tract 53.55 acres
Number of Lots: 1
Present Zoning: A-1 (Agricultural)
Proposed Zoning: RS-3 (Single-Family Residential)/PUD-306
Comp Plan: Level 2 (Urban Residential), and Greenway/ Floodplain

BAZ-2050 is a request to change the zoning designation on 53.55 acres from A-1 (Agricultural) to RS-3 (Single-Family Residential) and PUD-306. The unplatted property is located on the southeast corner of Garnett Road (113th East Avenue) and Tucson Street (121st Street).

A previous rezoning request, BAZ-2038, was considered by the Planning Commission on November 7, 2019. The vote for BAZ-2038 tied at 2 to 2, resulting in the de facto denial of the rezoning request. A second rezoning request, BAZ-2046, was recommended for approval (2-1 vote) by the Planning Commission on January 23, 2020 but was withdrawn from the City Council agenda by the applicant at the meeting of February 18, 2020.

BAZ-2050 and PUD-306 are similar to the previous rezoning cases in terms of lot sizes and layout. All lots adjacent to the existing Shadow Trails Subdivision and blocks 1, 2, and 3 shall meet the minimum development requirements for the RS-3 zoning district. This configuration provides an approximately 500-foot buffer between the Shadow Trails development and the smaller, RS-4 sized, lots.

Section 4.1.E of the Zoning Ordinance provides calculations for the maximum permitted density of residential dwellings within a planned unit development. Per this calculation, the maximum number of dwelling units

permitted in this development is 274. With PUD-306, the applicant is limiting the maximum number of dwelling units to 182, which is 92 units less than allowed per the Zoning Ordinance.

PUD-306 is proposed to be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the RS-3 district, except as summarized below.

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

Item	Broken Arrow Zoning Ordinance - RS-3 District	PUD-306 Request
Minimum Lot Size	Minimum lot area of 7,000 SF	Blocks 4,5,6,7, and 8 Minimum lot size decreased to 6,500 SF Blocks 1, 2, 3, 10, and 11 Minimum lot size to remain at 7,000 SF
Lot width	60 Feet	Blocks 4,5,6,7, and 8 Minimum lot width decreased to 55 Feet Blocks 1, 2, 3, 10, and 11 Minimum lot width to remain at 60 Feet
Front Setback	25 Feet	25 Feet
Minimum Rear Yard	Minimum 20 Foot rear yard Yard adjacent to an arterial street 35 Feet	Minimum 20 Foot rear yard *Minimum rear yard for lots backing up to the landscape reserve adjacent to Tucson Street is 15 Feet, and a minimum of 25 Feet from the Tucson Street right-of-way
Side Yard abutting a street	25 Feet	15 feet. **Garage openings shall be permitted on the side yard abutting a public street if the side yard setback is increased to 20 Feet. Setbacks between building lines shall be off-set no more than 10-feet.
Perimeter Landscaping	Minimum 5-foot landscape easement	A landscape reserve at least 10 feet in width shall be provided along both Garnett Road and Tucson Street.

Access to the development is provided by two driveway entrances onto Tucson Street and through the use of an existing stub street adjoining the Shadow Trails subdivision to the east. Language is provided within PUD-306 to allow the City of Broken Arrow to construct a Gateway Feature in Reserve E, at the intersection of Tucson Street and Garnett Road.

Surrounding land uses and zoning classifications include the following:

North: A-1 and AG (Tulsa County) Large Lot Single-Family Homes
East: A-1 and RS-3 Power Station and Single-Family Residential Homes

South: A-1
West: AG (Tulsa County)

Large Lot Single-Family Homes
Undeveloped

The westernmost portion of this property is located in the 100-year floodplain of Haikey Creek. As per the Subdivision Regulations, the 100-year floodplain has been placed in a reserve area. In addition, the USGS maps show a water area. This area has also been placed in a reserve area. Staff recommends that the area of the property located in the 100-year floodplain be designated as FD (Flood District).

Water and sanitary sewer service to this site is possible from the City of Broken Arrow.

The Future Development Guide of the Comprehensive Plan adopted by the City Council in September of 2019 shows this area as Level 2 and Greenway/Floodplain. The RS-3 zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 2.

Attachments: Case Map
Aerial photo
Comprehensive Plan Map
PUD-306 Design Statement
PUD-306 Exhibits

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-306 and BAZ-2050 be approved subject to the property be platted and the portion of the property located in the 100-year floodplain be designated as FD (Flood District).

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

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