



City of Broken Arrow

Request for Action

File #: 20-338, Version: 1

**Broken Arrow Planning Commission
05-07-2020**

To: Chairman and Commission Members
From: Development Services Department
Title:

Public hearing, consideration, and possible action regarding PUD-130F (Planned Unit Development Minor Amendment), R-3/PUD-130A to R-3/PUD-130F (Single-Family Residential), 0.24 acres, located one-half mile north of Albany Street (61st Street), one-eighth mile west of Elm Avenue (161st E. Avenue) at 2937 North Fern Court

Background:

Applicant: KB Enterprise Homes
Owner: KB Enterprise Homes
Developer: KB Enterprise Homes
Architect: KB Enterprise Homes
Location: One-half mile north of Albany Street (61st Street), one-eighth mile west of Elm Avenue (161st E. Avenue) at 2937 North Fern Court
Size of Tract 0.24 acres
Present Zoning: R-3/PUD-130A
Proposed Zoning: R-3/PUD-130F
Comp Plan: Level 2

Planned Unit Development (PUD)-130F involves a 0.24-acre lot located one-half mile north of Albany Street (61st Street), one-eighth mile west of Elm Avenue (161st E. Avenue) at 2937 North Fern Court. The property is zoned R-3/PUD-130A and has been platted as lot 16, block 3, Stone Wood Crossing.

PUD-130 for the Elm Creek Community Development was approved by the City Council on September 17, 2001. The plat for Stone Wood Crossing was recorded in Tulsa County on January 10, 2006. There have been five amendments to the commercial/retail areas of PUD-130 since its approval in 2001.

On June 7, 2004, PUD-130A, a major amendment to PUD-130, was approved to divide the property into two parcels. Parcel one was designated for commercial uses, while parcel two was designated for single-family residential. PUD-130B was approved on December 18, 2007. This major amendment added 2.33 acres to parcel one and modified uses to include commercial, retail, office, hotel, and hospitals. PUD-130C (approved September 15, 2009) and PUD-130D (approved April 15, 2014) further modified the provisions of parcel one. PUD-130E was a minor amendment to allow two monument signs to be constructed on the property and was

approved on November 6, 2014.

PUD-130F is a request to reduce the rear building setback on Lot 16, Block 3 of Stonewood Crossing from 20 feet to 11 feet. The reason for the request is due to the abnormal shape of the lot, which limits the building area on the northwestern side. There is an existing 11-foot utility easement along the northern boundary of the property. The applicant is requesting that the rear yard be reduced by 9 feet to accommodate the proposed site layout, without affecting the existing easement.

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 (2019)	Zoning	Land Use
North	Level 2	R-3/PUD-128	Single-Family Residential
East	Level 2	R-3/PUD-130A	Single-Family Residential
South	Level 2	R-3/PUD-130A	Single-Family Residential
West	Level 2	R-3/PUD-130A	Single-Family Residential

The property associated with PUD-130F is designated as Level 2 in the Comprehensive Plan recently adopted by the City Council. R-3 (Single-Family Residential) zoning is considered to be in conformance with the Comprehensive Plan in Level 2.

According to FEMA maps, none of the property is located in a 100-year floodplain.

Attachments: Case map
Aerial
Site Plan
Stone Wood Crossing Plat

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-130F be approved.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

ALY