



City of Broken Arrow

Request for Action

File #: 20-1206, **Version:** 1

Broken Arrow City Council
Meeting of: 10-06-2020

Title:

Approval of PUD-319 (Planned Unit Development) and BAZ-2065 (Rezoning), City PUD, approximately 20 acres, one-half mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue), north of the Creek Turnpike

Background:

PUD-319 and BAZ-2065 is a request to change the zoning designation on an approximately 20-acre tract of land from R-2 to CH (Commercial Heavy) and RM (Residential Multi-Family)/PUD-319. The west approximately 10-acres is proposed to be rezoned to CH and the east approximately 10-acres is proposed to be rezoned to RM. The undeveloped property is located one-half mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue), north of the Creek Turnpike.

PUD-319 is proposed to be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CH and RM districts, with the following exceptions:

- Front setbacks on commercial lots shall be reduced from 50-feet to 30-feet.
- Within required landscape edges, the number of trees shall be increased from 1 per 50 linear feet to 1 per 30 linear feet, along all frontages which abut the arterial street or frontage road.

PUD-319 includes requirements for a frontage road to parallel the Creek Turnpike and a trail connection between Liberty Trail to the south and the existing Windsor Oak Estates neighborhood to the northeast.

In their meeting of September 24, 2020, the Planning Commission recommended approval (5-0 vote) of PUD-319 & BAZ-2065 per Staff recommendation. Staff recommended approval subject to the property being platted. No one spoke in favor of or in opposition to this item.

Cost: \$0

Funding Source: None

Requested By: Larry R. Curtis, Community Development Director

Approved By: City Manager's Office

Attachments: Planning Commission Factsheet
Case map
Aerial
PUD-319 Design Statement

Recommendation:

Approve PUD-319 & BAZ-2065 per Planning Commission and Staff recommendation.