



# City of Broken Arrow

## Request for Action

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**File #: 20-1272, Version: 1**

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**Broken Arrow City Council  
Meeting of: 10-20-2020**

**Title:**

Consideration, discussion, and possible approval of PUD-318 (Planned Unit Development) and BAZ-2064 (Rezoning), Bricktown East, 23.5 acres, CG (Commercial General) and IL (Industrial Light) to PUD-318/RS-4 (Single-family Residential), located one-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th E. Avenue)

**Background:**

Planned Unit Development (PUD)-318 and BAZ-2064 (Rezoning) involve a 23.5-acre parcel located one-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th E. Avenue). The property, which is vacant and unplatted, is currently zoned CG (Commercial General) and IL (Industrial Light).

A previous request to amend the Comprehensive Plan future land use map designation for this site was reviewed in 2008. However, after the City Council tabled the request to allow the applicant to consider a PUD and to prepare a traffic study, the applicant did not pursue the request any further. Additional details on the previous request are in the attached Planning Commission staff report.

With PUD-318, applicant is proposing a single-family detached residential development with up to 92 lots. The primary point of access will be from Elder Place with gated access leading to private streets. An exit only access point is proposed on the east side of the site off of Lansing Avenue leading to Aspen Avenue. Two additional stub streets are proposed for future access to the north. One of these is proposed at the intersection of Oakland Place. The other is adjacent to an undeveloped property to the north. Guest parking is proposed to be on-street. A landscape edge is proposed along the Elder Place street frontage as well as a landscaped entry. A landscape buffer is proposed on the east side of the site where residences will abut existing industrial uses. A trail will be incorporated into the site.

With BAZ-2064, applicant proposes to rezone the property from CG (Commercial General) and IL (Industrial Light) to RS-4 (Single-family Residential). The site includes an existing sanitary sewer easement in the northeast, and a gas line easement along the south boundary. A fifty-foot setback is required from pipelines. Adjacent properties to the south have reserve areas for drainage along the south boundary of this site. This development proposes a reserve area for on-site stormwater detention along the south boundary that is being reviewed in conjunction with the plat (PT20-110). The requested deviations that are requested with PUD-318 include reducing lot frontage to 50 feet and lot area to 5,600 square feet, and reducing the rear yard setback to 15 feet. A complete summary of the modifications requested with PUD-318 and how they deviate from the Zoning Ordinance is included in the Staff report to the Planning Commission.

The property associated with PUD-318 is being considered for a Comprehensive Plan amendment (BACP-171)

to change the future land use designation from Level 3 and Level 6 to Level 3. Should the amendment be approved, single-family residential, as proposed with PUD-318, will be in conformance with the Comprehensive Plan in Level 3.

According to Section 6.4 of the Zoning Ordinance, the PUD provisions are established for one (1) or more of the following purposes:

1. To permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties.
2. To permit greater flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Ordinance.
3. To encourage the provision and preservation of meaningful open space.
4. To encourage integrated and unified design and function of the various uses comprising the planned unit development.
5. To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infra structure and land use compatibility.

In Staff's opinion, PUD-318 satisfies items 1, 2 and 5 of Section 6.4.A of the Zoning Ordinance. (1) PUD-318 limits the total number of units to 95, which is less than the 130 units allowed by the Zoning Ordinance, thereby limiting the intensity of use. (2) The landscape edge along Elder Place provides a public benefit, and the landscape buffer adjacent to industrial uses is a benefit to residents who will reside in those homes. The addition of a trail is an amenity for future residents. (5) Sidewalks will be provided throughout the neighborhood in accordance with the Subdivision Regulations making the neighborhood accessible.

According to FEMA maps, none of the property is located in the 100-year floodplain. There is a blue line stream traversing the property from northeast to southwest. A detention area is proposed along the southwest corner of the site. Sanitary sewer service and water will be provided by the City of Broken Arrow.

PUD-318 and BAZ-2064 were reviewed by the Planning Commission on September 24, 2020. No one spoke on this item during the Public Hearing portion of the proposed Planned Unit Development and rezoning. After reviewing the information presented in the staff report, the Planning Commission recommended approval (5-0 vote) of PUD-318 and BAZ-2064 per Staff recommendation. Staff had recommended that PUD-318 and BAZ-2064 be approved subject to the approval of BACP-171 and the property being platted.

**Cost:** \$0

**Funding Source:** None

**Requested By:** Larry R. Curtis, Director of Community Development

**Approved By:** City Manager's Office

**Attachments:** Published Planning Commission Staff report  
Case map  
Aerial

Comprehensive Plan Exhibit  
Design Statement

**Recommendation:**

Approve PUD-318 and BAZ-2064 as per Planning Commission and Staff recommendation.