



City of Broken Arrow

Fact Sheet

File #: 16-1559, **Version:** 1

Broken Arrow Planning Commission
01-12-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD 256 and BAZ 1969, Whiskey Ridge, 142.16 acres, A-1 to RS-3/PUD 256, southeast corner of 23rd Street and Rockford Street

Background:

Applicant: Alan Betchan, AAB Engineering, LLC
Owner: Wellington Investments
Developer: Wellington Investments
Engineer: AAB Engineering, LLC
Location: Southeast corner of 23rd Street and Rockford Street
Size of Tract: 142.16 acres
Number of Lots: 1
Present Zoning: A-1
Proposed Zoning: RS/3/PUD 256
Comp Plan: Level 2 and Greenway/Floodplain

Planned Unit Development (PUD) 256 and BAZ 1969 involve 142.16 acres of undeveloped and unplatted property located on the southeast corner of 23rd Street and Rockford Street. Up to 450 single family detached residential units are proposed in conjunction with this PUD and rezoning request. The west part of the property is located within 100-year floodplain of Spunky Creek. The 100-year floodplain will be left as open space.

The property will be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the RS-3 district except for the following modifications:

- Front yard setback reduced from 25 feet to 20 feet.
- Rear yard setback along Rockford Street reduced from 35 feet to 20 feet.
- Minimum lot size reduced from 7,000 square feet to 6,000 square feet.
- Straight streets in excess of 900 feet in length will be allowed.

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	City of Tulsa	AG	Undeveloped
East	Level 2	Unincorporated Wagoner County	Renaissance Park addition and Green Country waste water treatment facility
South	Levels 2 and 4 and Greenway/Floodplain	AR-1	Steeple Chase addition, 100-year floodplain of Spunky Creek, and undeveloped
West	City of Tulsa	AG	Undeveloped and 100-year floodplain of Spunky Creek

According to the FEMA maps, the west part of the property is located in a 100-year floodplain area of Spunky Creek.

A preliminary plat, Whiskey Ridge, has been submitted in conjunction with PUD 256 and BAZ 1969. Water to this development will be provided by Wagoner County Rural Water District 4. Sanitary sewer service will be provided by Green Country Sewer. A lift station will be required to be installed to serve the property. The waste water treatment facility for Green Country is located next to the southeast corner of Whiskey Ridge.

The property is designated as Level 2 and Greenway/Floodplain in the Comprehensive Plan. RS-3 zoning is considered to be in accordance with Comprehensive Plan in Level 2. The 100-year floodplain of Spunky Creek will be left as open space, which is in accordance with the Comprehensive Plan.

- Attachments:**
- Case map
 - Aerial photo
 - Comprehensive Plan
 - PUD 256 design statement and site plan

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 256 and BAZ 1969 be approved, subject to the property being platted. The portion of the property that is located outside the 100-year floodplain shall be designated as RS-3, and the portion of the property that is located inside the 100-year floodplain shall be designated as FD.

Reviewed and approved by: Michael Skates

MWS: BDM