

Broken Arrow Planning Commission
01-09-2025

To: Chairman and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding PUD-001893-2024 (Planned Unit Development) and BAZ-001891-2024 (Rezoning), Aspen Creek Villas, approximately 90 acres, A-1 (Agricultural) to RS-4 (Residential Single Family) with a PUD, located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue)

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Background:

Applicant: Alan Betchan, AAB Engineering, LLC
Owner: Chuck Ramsay, S & R Development
Developer: N/A
Engineer: AAB Engineering, LLC
Location: north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue)
Size of Tract approximately 90 acres
Present Zoning: A-1 (Agriculture)
Proposed Zoning: RS-4/PUD-001845-2024
Comp Plan: Level 2 (Urban Residential)

Planned Unit Development PUD-001893-2024 and rezoning BAZ-001891-2024 involve approximately 90 acres, which is currently unplatted and undeveloped. The property is located north of Tucson Street and east of Olive Avenue.

This request is proposing to change the zoning on this property from A-1 to RS-4 with PUD-001893-2024. On May 7, 2024 the subject property was approved for a Comprehensive Plan change from Level 6 to Level 2, which allows RS-4 Single Family zoning. The requested zoning change is in association with the potential Aspen Creek Villas development which proposes to create a single family detached development with a maximum of 415 dwelling units on individual lots. The proposed development will meet the requirements of RS-4 zoning except where modified by the PUD. Primary access to the proposed development will be provided along Tucson Street and all streets and additional access points will be constructed to City of Broken Arrow standards.

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

PUD-001893-2024 is proposed to be developed in accordance with the RS-4 zoning district as specified below.

	RS-4	PUD-001893-2024
<i>Permitted Uses</i>	Dwelling, single-family detached, group home, municipal or community recreation center, public safety facility, home day care, community playfields and parks, utility facility, minor, golf course or driving range, unlighted, Short Term Rental Type 1 and 2,	Single Family Detached Dwellings
<i>Gross Residential Area</i>	N/A	90.33
<i>Gross Land Area per Dwelling Unit</i>	7,875 sq ft	9,480 square feet
<i>Maximum number of dwelling units</i>	498	415
<i>Minimum Lot Width</i>	55ft	52 feet
<i>Minimum lot size</i>	6500 sq ft	6,000 square feet
<i>Minimum livability space per lot</i>	2,800 sq ft	2,800 square feet
<i>Minimum front yard</i>	20ft	20 feet
<i>Minimum side yard</i>	Both: 10ft, One: 5ft	5 feet
<i>Minimum rear yard</i>	20 ft	20 feet

PROVISIONS FOR PUD APPROVAL

According to Section 6.4.A 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.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Use Category
North	Levels 3	A-1	Highway
East	Level 6	CH/PUD-00181802024	Commercial
South	Level 2	RS-3/A-1	Residential Single Family
West	Level 3	A-1 (SP 175)	Golf, Community Center, Vacant

According to the FEMA Maps, none of this property is located in the 100 year floodplain. Water and sanitary sewer service are available from the City of Broken Arrow.

Attachments: Case map
Aerial photo
Comprehensive Plan Map
Aspen Creek Villas PUD

Recommendation:
Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-001893-2024 and BAZ-001891-2024 be approved, subject to the property being platted.

Reviewed By: Amanda Yamaguchi

Approved By: Rocky Henkel

JTH