



City of Broken Arrow

Fact Sheet

File #: 15-815, Version: 1

**Broken Arrow Planning Commission
01-14-2016**

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

Public hearing, consideration, and possible action regarding PUD 246 and BAZ 1951, Walnut Grove, 7.83 acres, A-1 to RE/PUD 246, one-quarter mile south and one-quarter mile east of the southeast corner of Jasper Street and Garnet Road

Background:

Applicant: Ryan McCarty, Select Design

Owner: Chris Johnson

Developer: Chris Johnson

Engineer: Select Design

Location: One-quarter mile south and one-quarter mile east of the southeast corner of Jasper Street and Garnett Road

Size of Tract 7.83 acres

Number of Lots: 1

Present Zoning: A-1

Comp Plan: Level 1

Planned Unit Development (PUD) 246 involves 7.83 acres located one-quarter mile south and one-quarter mile east of the southeast corner of Jasper Street and Garnett Road. The property, which is currently unplatted, is zoned A-1. The property was annexed into the City Limits of Broken Arrow on December 1, 2015, with Ordinance 3375.

A design for the proposed residential subdivision was previously submitted to Tulsa County, but construction and platting of the property was never completed. The property is currently occupied by a detached single family dwelling that has a private gated entry and an asphalt road with a cul-de-sac at the southern end. Instead of having one lot, applicant is proposing to divide the property into five lots.

The property, which will continue to be gated, will have private streets and is proposed to be developed in accordance with the use and development regulations of the RE (Residential Estates) district except as follows:

- Minimum lot width decreased from 175 feet to 150 feet.
- Minimum lot area decreased from 24,000 square feet to 22,500 square feet.
- Maximum structure height decreased from 50 feet to 40 feet.
- Front yard setback reduced from 35 feet to 25 feet.

- Rear yard reduced from 25 feet to 20 feet.
- Number of units allowed reduced from 13 to 5.
- Street right-of-way reduced from 50 feet to 30 feet.
- The private streets will be owned and maintained by the Walnut Grove Homeowners' Association.
- The existing entry feature and gates, which has a clear opening of 22 feet in width and paved with asphalt, will remain as is. The City of Broken Arrow will have no maintenance responsibilities regarding this street.
- No sidewalks will be provided. (None exist in the area, and this development will have only five lots.)

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	Level 2	RE (Tulsa County)	The Park at Oak Grove II addition
East	Level 2	AG (Tulsa County)	Large lot single-family residential
South	Level 2	AG (Tulsa County)	Large lot single-family residential
West	Level 2	A-1 to PUD 239/RS-2	Proposed Oak Grove Estates development

According to the FEMA maps, none of the property is located in a 100-year floodplain area. The 100-year floodplain of the Arkansas River, however, is located just to the south of this property.

The property is designated as Level 2 in the Comprehensive Plan. The RE zoning being requested with BAZ 1951 is not considered to be in accordance with the Comprehensive Plan in Level 2. RE zoning is considered to be in accordance with the Comprehensive Plan in Level 1.

- Attachments:**
- Case map
 - Aerial photo
 - Comprehensive Plan
 - PUD 246 design statement and conceptual site plan

Recommendation:

Per the Comprehensive Plan, RE zoning is not considered to be in accordance with the Comprehensive Plan in Level 2. The Level 2 designation was assigned to this property with the anticipation that sanitary sewer service would be extended to the area by future developers, which has not occurred. Instead of RE zoning or requiring the applicant to amend the Comprehensive Plan, Staff recommends that the underlying zoning be RS-2, which would be in accordance with the Comprehensive Plan. The RS-2 zoning would be the same as the adjacent property to the west and with the PUD, would not change the design concept currently proposed. Consequently, Staff recommends the following changes to the design statement:

1. Pages 1 and 2 - Change references to the RE regulations to RS-2.
2. Page 3 - Modify Section VI.J to say "Maximum number of lots allowed - 5."

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Staff recommends that everything else in the PUD will remain the same. With incorporation of these changes prior to going to City Council, the rezoning request will be in accordance with the Comprehensive Plan and Staff could recommend approval, subject to the property being platted.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM