



City of Broken Arrow

Request for Action

File #: 18-1389, Version: 1

Broken Arrow Planning Commission

12-06-2018

To: Chairman and Commission Members

From: Development Services Department

Title:

Approval of PT17-105, Conditional Final Plat, Aspen Crossing Patio Homes, 82 lots, 15.29 acres, A-1, R-2 and A-R-2 to RS-3, RD, and PUD-260, north and east of the northeast corner of Jasper Street and Aspen Avenue

Background:

Applicant: Tim Terral, TEP

Owner: Aspen Crossing Development Company, LLC

Developer: Aspen Crossing Development Company, LLC

Engineer: TEP

Location: North and east of the northeast corner of Jasper Street and Aspen Avenue

Size of Tract 15.29 acres

Number of Lots: 82

Present Zoning: A-1, R-2 and A-R-2

Proposed Zoning: RS-3, RD and FD/PUD-260

Comp Plan: Levels 2, 3, and Greenway/Floodplain

The conditional final plat of Aspen Crossing Patio Homes contains 15.29 acres located north and east of the northeast corner of Jasper Street and Aspen Avenue. The preliminary plat for Aspen Crossing, approved by the Planning Commission on July 13, 2017, included a 44.52-acre tract with 167 lots. The owner has since decided to develop the site in three phases.

The property is part of PUD 260 that was approved by the City Council on May 16, 2017, subject to the property being platted. The zoning on this property was originally approved by the Broken Arrow City Council on December 3, 2007, as part of PUD 183 and BAZ 1789. PUD 183 and BAZ 1789, a request to change the zoning on the property from A-1, R-2, and AR-2 to RS-3 were approved, subject to the property being platted, and any portion of the property located in the 100-year floodplain being zoned FD (Floodplain District).

A subsequent major amendment, PUD 183A, was approved on March 23, 2010, along with BAZ 1842, a request to change the zoning on 14.10 acres from A-1, AR-2, and R-2 to RD. PUD 183A and BAZ 1842 were approved subject to the property being platted and any portion of the property located in the 100-year floodplain being zoned FD. The property was never platted, and as a result, PUD 183 and PUD 183A expired. BAZ 1789 and BAZ 1842, the request to rezone the property from A-1, R-2 and A-R-2 to RS-3, RD, and FD did not expire. Since the property has not been platted, no ordinances have been prepared to change the zoning

on the property. A preliminary plat, Aspen Crossing East, was approved by the Planning Commission on this property on January 10, 2008, but the platting process never went any further.

Aspen Crossing Patio Homes is proposed to contain 82 lots consisting of single-family detached and attached units and accessory uses. The plat includes five reserve areas including those for the private streets, utility easement, stormwater easement, detention easements, open space, signage and landscaping. This portion of the site is proposed to be gated with private streets. In accordance with PUD 260, both single-family detached and single-family attached units can be constructed in this area. In accordance with PUD 260, sidewalks are not required in the patio homes section of Aspen Crossing. However, a pedestrian path providing access to the Reserve Areas will be constructed along the northerly border. Part of the property associated with Aspen Crossing has been platted as Lot 1, Block 8, Southtowne Estates but a decree to vacate that portion of the plat was filed in Tulsa County on August 25, 2017.

The east part of the overall Aspen Crossing development is located in the 100-year floodplain of an unnamed stream. This area is to the north of the patio home plat. All of the property located in the 100-year floodplain has been placed in reserve areas and is zoned FD (Floodplain District). Access to the site will be along Jasper Street and through other phases of Aspen Crossing to Aspen Avenue.

Water and sanitary sewer service to the addition will be provided by the City of Broken Arrow.

Attachments: Checklist
Conditional Final Plat
Deed of Dedication and Restrictive Covenants
Pedestrian Path and Walkway Exhibit

Recommendation: Staff recommends PT17-105, conditional final plat for Aspen Crossing, be approved subject to the attached checklist.

Reviewed By: Larry Curtis

Approved By: Michael Skates

JMW