



City of Broken Arrow

Request for Action

File #: 24-798, Version: 1

**Broken Arrow Planning Commission
06-13-2024**

To: Chair and Commission Members
From: Community Development Department
Title:

Public hearing, consideration, and possible action regarding PUD-001520-2024, Forest Ridge Tennis Facility, 19.9 acres, R-1 (Single Family Residential) to R-1/PUD (Planned Unit Development)-001520-2024, located one half mile south of Kenosha Street (71st Street), west of Midway Road (South 257th East Avenue)

Background:

Applicant: Preston Bartley
Owner: The Robson Company
Developer: The Robson Company
Engineer: Preston Bartley
Location: One half mile south of Kenosha Street (71st Street), west of Midway Road (South 257th East Avenue)
Size of Tract 19.9 acres
Present Zoning: R-1 (Single Family Residential)
Proposed Zoning: R-1/PUD-001520-2024
Comp Plan: Level 2 (Urban Residential)

PUD-001520-2024 is a proposed major amendment to PUD-66, Forest Ridge. PUD-66 was approved by City Council on August 1, 1988, and since its adoption, PUD-66 has been amended 7 times (PUD-66A-G). This property is generally located one half mile south of Kenosha Street and west of Midway Road. This property is currently not platted and vacant.

History

When PUD-66 was approved in 1988, the subject property was designated for a school. PUD-66A was a land transfer with the school property. PUD-66C was approved when the school district went under contract to sell the subject site. PUD-66C was a minor amendment to remove the access requirement from the neighborhood and the former school site.

PUD-66B and PUD-66D were both major amendments to expand PUD-66. PUD-66 E,F, and G were all amendments to PUD-66 to reduce setbacks on portions of PUD-66.

PUD-001520-2024 is a proposed major amendment to PUD-66, which proposes to bring the original school tract into PUD-66. The reason for this requested PUD-66 expansion is because the applicant is wanting to

expand the Ridge Club in phases, which is proposed to include both indoor and outdoor tennis and racquetball courts as shown on the conceptual development plan. PUD-001520-2024 clarifies the definition of the use type “Community Playfields and Parks” to say:

“Community playfields and parks are allowed to be privately owned and operated.”

Additionally, PUD-001520-2024 requests that the building height be increased to 45’, which the applicant has stated would be necessary for the desired dome structures.

Platting

In addition to incorporating this land, PUD-1520-2024 is also requesting that Platting be waived for this development. PUD-66 states that:

“No building permit shall be issued prior to the property being included within a subdivision plat”.

Staff has worked with the applicant to put adequate safeguards into PUD-1520-2024, so that staff can support waiving the platting requirement. PUD-1520-2024 reads:

“All public rights-of-way for roads, ingress, and egress, have been previously dedicated. All required rights-of-way, all easements required for the maintenance of any required stormwater detention facility, and any easements required to provide services or access will be dedicated via separate instrument(s) prior to issuing a certificate of occupancy in compliance with City of Broken Arrow regulation.”

Landscape Buffering

Current code requires that all nonresidential uses that abut a residential use shall provide a 10’ landscape buffer with a minimum of:

“One medium to large evergreen for every twenty linear feet (20’)”

In lieu of the fencing requirement, PUD-1520-2024 proposes to increase the landscape buffer to a 10’ landscape buffer with a minimum of:

“One medium to large evergreen tree for each fifteen (15) linear feet”

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	Private Recreation	R-1	Clubhouse
East	Private Recreation	R-1	SF Residential
South	Level 2	R-1	SF Residential
West	Level 2	R-1	SF Residential

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.

Staff believes that PUD-001520-2024 meets the purposes 1, 4, and 5. Staff believes that this is an innovative land use, which does create a unified design, and creates a more productive use of the land.

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

Attachments: Case map
Aerial photo
PUD-001520-2024 Design Statement

Recommendation:

Based on the location of the property, Staff recommends approval of PUD-001520-2024 be approved, and that platting be waived.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel