



City of Broken Arrow

Fact Sheet

File #: 15-695, Version: 1

Broken Arrow Planning Commission

12-03-2015

To: Chairman and Commission Members

From: Development Services Department

Title:

Public hearing, consideration, and possible action regarding PUD 244 and BAZ 1949, Aspen Ridge, 26.29 acres, A-1 to PUD 244/RS-3, one-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue

Background:

Applicant: Jessica Shelton, Tanner Consulting, LLC

Owner: Stone Horse Development, LLC

Developer: Stone Horse Development, LLC

Engineer: Tanner Consulting, LLC

Location: One-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue

Size of Tract 26.29 acres

Number of Lots: 1

Present Zoning: A-1

Comp Plan: Level 2 and Greenway/Floodplain

Planned Unit Development (PUD) 244 involves 26.29 acres located one-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue. BAZ 1949, a request to rezone this property from A-1 (Agricultural) to RS-3 (Single-Family Residential) has been submitted in conjunction with PUD 244. The property is undeveloped and unplatted. Applicant is proposing to develop a gated, single-family detached neighborhood with private streets. The streets, which will be owned and maintained by the Homeowners Association, will be constructed to City of Broken Arrow standards. Sidewalks will be installed in accordance with the Subdivision Regulations.

The property is currently zoned A-1. On December 3, 2007, the City Council approved BAZ 1788 to change the zoning on part of the property associated with PUD 244 to R-2S. BAZ 1788 was approved subject to platting. The property was never platted; as a result, the zoning has not been changed.

The north part of the property is located within an area that was included with BAZ 1781 and PUD 181. BAZ 1781 and PUD 181 were approved by the City Council on October 15, 2007, subject to the property being platted. The underlying zoning requested with BAZ 1781 was R-3S. Part of PUD 181 was platted as the Spring Creek Addition. However, the property associated with PUD 244 that is located within PUD 181 has not been platted and is located on the south side of a floodplain area. This property is located outside the 100-

year floodplain, but because it is located on the south side of the creek, it can only be used as open space in the Spring Creek addition. This property was not associated with any density requirements associated with PUD 181. Since it has not been platted, it is still zoned A-1. Applicant has requested that the previous rezoning requests approved on this property be abrogated.

Two Development Areas, A and B, are proposed with PUD 244. Development Area A, which is adjacent to Aspen Avenue, will be developed in accordance with the use and development regulations of the RS-3 district. No changes are requested to the RS-3 development regulations with PUD 244. A 10-foot wide landscape reserve area will be provided adjacent to Aspen Avenue with landscaping provided in accordance with the Zoning Ordinance. The landscape reserve area and fence along Aspen Avenue will be owned and maintained by the homeowners association. The main access to the development will be from Aspen Avenue. In addition, there will be a stub street to the north and to the south for future connectivity. If the adjacent north or south property should develop in a manner not associated with this development, a gate and Knox Box will be added to the stub streets.

Development Area B contains the 100-year floodplain of Aspen Creek. Development Area B will be developed in accordance with use and development regulations of the FD (Floodplain District). The only permitted uses are open space and passive recreation.

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	A-1	Undeveloped and 100-year floodplain
East	Level 2	A-1	Undeveloped
South	Level 2	A-1	Undeveloped and large lot single-family residential
West	Level 2	RS-3 and FD	Iron Horse addition

- Attachments:**
- Case map
 - Aerial photo
 - Comprehensive Plan map
 - PUD 244 design statement and conceptual site plan
 - BAZ 1788 case history map
 - PUD 181 and BAZ 1781 case history map
 - PUD 181 conceptual site plan

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 244 and BAZ 1949 be approved as presented, subject to the property being platted. In

addition, Staff recommends that BAZ 1788 that was approved by the City Council on December 3, 2007, be dismissed. Also, Staff recommends that the portion of the property associated with PUD 244 and BAZ 1949 that is located in the area associated with PUD 181 and BAZ 1781 be abrogated.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM