

Broken Arrow Planning Commission
08-22-2024

To: Chair and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding PUD-001634 & BAZ-001633-2024 (Planned Unit Development & Rezoning), Oak Crossing, 39.56 acres, R-2 (Single-Family Residential) to RS-4 (Single-Family Residential), located approximately one quarter mile south of Houston Street (81st Street), and east of 23rd Street (193rd Avenue/County Line Road).

..End

Background:

Applicant: Purvi Patel, Wallace Design Collective
Owner: Chase Couch c/o Logan Street
Developer: N/A
Engineer: Nicole Watts, Wallace Design Collective
Location: Approximately one quarter mile south of Houston Street (81st Street), and east of 23rd Street (193rd Avenue/County Line Road)
Size of Tract 39.56 acres
Present Zoning: R-2 (Single-Family Residential)
Proposed Zoning: RS-4 (Single-Family Residential)
Comp Plan: Level 2 (Urban Residential)

PUD-001634-2024 & BAZ-001633-2024 is a request to rezone 39.56 acres from R-2 (Single Family Residential) to RS-4 (Single-Family Residential) with a PUD (Planned Unit Development) for Oak Crossing, a proposed single-family detached development. This property is generally located east of 23rd Street and South of Houston Street. The property is presently undeveloped and unplatted.

This PUD & rezoning request is associated with the potential Oak Crossing development that proposes to create a single-family development with a maximum of 155 detached dwelling units on individual lots. Additionally, the PUD proposes a 10-foot buffer with walking trails along the eastern boundary and multiple reserve areas containing detention ponds and additional walking trails. The proposed development will meet the requirements of RS-4 zoning except where modified by the PUD. Access to 23rd Street and all adjacent stub streets will be required. All potential streets must be constructed to City of Broken Arrow standards. An additional single family residential driveway will serve the single lot located south of the railroad.

PUD-001633-2024 Modifications

[OBJ] [OBJ]	[OBJ] RS-4	[OBJ] PUD-001633-2024
-------------	------------	-----------------------

Minimum Lot Area	6500 sq ft	5000 sq ft
Minimum Lot Frontage	55 ft	50 ft
Max Height	35 ft or 2.5 stores	35ft with 5ft max for extend architectural features
Minimum land area per dwelling unit	7875 sq ft	7000 sq ft
Max Lot Coverage	Interior: 50%, Corner: 60%	65%

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 3	A-1	Agriculture
East	Level 2	R-2	Single Family Residential
South	Level 2	A-1 & RS-3	Agriculture & Single Family
West	Level 7	IH	Industrial

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. Per Table 4-1 of the Comprehensive Plan, RS-4 zoning with a PUD is considered to be in accordance with the Comprehensive Plan in Level 2.

Attachments: Case map
Aerial photo
Comprehensive Plan
Oak Crossing PUD

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-001634-2024 & BAZ-001633-2024 be approved subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JTH