



Aspen Crossing Planned Unit Development No. 260

Let's begin with a simple question...

2

► Is any compromise possible?



In the spirit of cooperation...

3

- ▶ Let it be known that:
 - ▶ We are not opposed to a housing addition known as Aspen Crossing.
 - ▶ We respectfully request that you consider our concerns.
 - ▶ As future neighbors of Aspen Crossing, courtesy works both ways in a development.

Concerns Regarding the PUD No. 260

4

1. Safety Concerns
2. Housing Values and Housing Needs
3. Fencing Proposal
4. Commercial Development

Safety Concerns

5

► Traffic

- With 262 dwelling units being added...
- Over 500 additional vehicles could be using Aspen Avenue per day.

► <http://nhts.ornl.gov/2009/pub/stt.pdf>

Safety Concerns

6

- ▶ Traffic cont'd
 - ▶ According to an engineer with the city of Broken Arrow there is no definitive plan on widening Aspen Avenue between Tucson St. and Jasper St.

Safety Concerns

7

- ▶ Traffic cont'd
 - ▶ Currently accidents are common
 - ▶ Speed limit is 50mph
 - ▶ Vs. 40mph on Tucson St. by the Warren.



Safety Concerns

8

- ▶ Traffic cont'd
 - ▶ Have you tried to travel down Aspen Avenue between Tucson St. and Jasper Avenue on a Saturday or a Sunday? (1-2 mile backup)
 - ▶ How could first responders possibly do their job with traffic backed up a mile?

Safety Concerns

9

- ▶ Traffic cont'd
 - ▶ With the completion of Aspen Crossing addition (located NW of the proposed PUD) more traffic will be generated on Aspen Avenue.

Safety Concerns

10

- ▶ Traffic cont'd
 - ▶ With completion of the PUD No. 261 addition (located W-SW of the proposed PUD) more traffic will be generated on Aspen Avenue.

Safety Concerns

11

►Traffic

- Allowing this development to proceed as proposed only complicates the traffic situation.
- More accidents will happen.
- First responders will be impeded in performing their duties expeditiously.

Common Valuations of Homes in the Surrounding Developments

- ▶ Iron Horse: Homes from \$120,000
- ▶ Mae Meadows Homes from \$140,000
- ▶ Stone Horse: Homes from \$160,000
- ▶ **Aspen Crossing:** **Homes from \$160,000**
- ▶ Bentley Villas: Homes from \$180,000
- ▶ The Villas: Homes from \$190,000
- ▶ Indian Springs: Homes from \$200,000 - \$900,000
- ▶ The Reserve: Homes from \$299,000
- ▶ River Stone: Homes from \$325,000
- ▶ Southtowne Estate: Homes from \$350,000

How does Capital Homes decide on price range of neighborhoods they plan to develop?

Capital Homes' website looks as though current available new construction homes vary from approximately \$160,000 - \$300,000.

- ▶ Why choose BA, and more specifically, this location, for your lowest price range of homes when data shows that this is the most widely available for purchase in this price point within BA city limits?

Are homes currently available in the \$175,000 to \$250,000 range in BA?

- ▶ Based on current 3 bed, 2 bath single family home information taken from www.zillow.com on 4/26/17:

Current properties for sale:

▶ \$170,000 - \$250,000	231
▶ \$250,000 - \$320,000	136
▶ \$350,000 - \$420,000	47
▶ \$420,000 - \$490,000	19
▶ \$490,000 - \$560,000	10

The Facts About Price Per Square Foot

15

Example 1:

11107 N. 148th E. Ave

Owasso, OK 74055

Community: Lake Valley

Floor Plan: The Shenandoah

List Price: \$173,040

Sq. Ft: 1,461

Price per square foot: **\$118.44**



The Facts About Price Per Square Foot

16

Example 1:

133 West 130th PL S

Jenks, OK 74037

Community: Yorktown

Floor Plan: The Merritt

List Price: \$300,932

Sq. Ft: 2,937

Price per square foot: **\$102.46**



Home values (list price) in the area

17

- ▶ North and East are **higher** than proposed in PUD 260
- ▶ North and West are **higher** than proposed in PUD 260
- ▶ West are **higher** than proposed in PUD 260
- ▶ South and west are lower than proposed in PUD 260
- ▶ South and east are **higher** than proposed in PUD 260
- ▶ East are lower or equal to that proposed in PUD 260

While the developers claim that this PUD...

18

- ▶ Provides for a “less intense” residential component than had been previously approved...
- ▶ The truth is that the surrounding housing demographics of the area have changed since previous approvals.

Fencing

19

Tract 3, the commercial portion of the Aspen Creek PUD, is proposed as a 5.00 acre tract located on the northeast corner of South Aspen Avenue and West Jasper Street. Tract 3 is proposed to be developed as essentially a traditional Commercial General (CG) type of development.

Open space will be provided for the project on the east side of Tract 1 and the north side of Tract 2 in the floodplain area. Stormwater detention facilities, trails and parks are some of the opportunities available in the open space area.

Standard rights of way will be dedicated along West Jasper Street and South Aspen Avenue, with a 10 foot fence and landscape easement also being provided.

- ▶ The development is proposing a 10' wood fence. (p.6, PUD No. 260)
- ▶ New construction expected standard is brick and/or stone fences adjacent to major roads.

Commons Valuations of Homes in the Surrounding Developments

- ▶ Iron Horse: Homes from \$120,000 (NC – brick/wood fence)
- ▶ Mae Meadows Homes from \$140,000 (OC – wooden fence)
- ▶ Stone Horse: Homes from \$160,000 (NC – brick/stone wall)
- ▶ **Aspen Crossing: Homes from \$160,000 (NC - WOODEN FENCE)**
- ▶ Bentley Villas: Homes from \$180,000 (NC – brick/stone wall)
- ▶ The Villas at Spring Creek: Homes from \$199,000 (NC – brick/stone wall)
- ▶ Indian Springs: Homes from \$200,000 (No wall – golf course)
- ▶ The Reserve: Homes from \$299,000 (NC – brick/stone wall)
- ▶ River Stone: Homes from \$325,000 (NC – brick/stone wall)
- ▶ Southtowne Estate: Homes from \$350,000 (NC – brick/stone wall)

▶ NC = New Construction OC = Old Construction (early to mid 1980's)

Surrounding PUD 260 New Construction Fencing

Example 1: The Villas at Spring Creek



Across the street from proposed development; starting at \$199K; complete brick fence with stone entrance

POWERPOINT PRESENTED BY VIRGIL
VANDUSEN TO PLANNING COMMISSION
IN THEIR MEETING OF APRIL 27, 2017.
PAGE 21 OF 34

Surrounding PUD 260 New Construction Fencing

Example 2: Southtowne Estates

22



Homes starting at 350K; Within 300ft of proposed development; backs up to proposed development

POWERPOINT PRESENTED BY VIRGIL
VANDUSEN TO PLANNING COMMISSION
IN THEIR MEETING OF APRIL 27, 2017.
PAGE 22 OF 34

Surrounding PUD 260 New Construction Fencing

23

Example 3: The Reserve



Homes starting at \$299K – fully constructed brick fence with stone columns and stone entry

Surrounding PUD 260 New Construction Fencing

Example 4: RiverStone Estates



Brand new construction site; no fencing started; assuming fence will be brick/rock with homes at \$325K+

Surrounding PUD 260 New Construction Fencing

25

Example 5: Stone Horse



Stone Horse homes starting at \$160k with wood/rock fence combo along with deep setback

Surrounding PUD 260 New Construction Fencing

26

Example 6: Bentley Villas



Homes starting at \$180K: fully constructed brick fence with stone columns and stone entrance

Surrounding PUD 260 New Construction Fencing

27

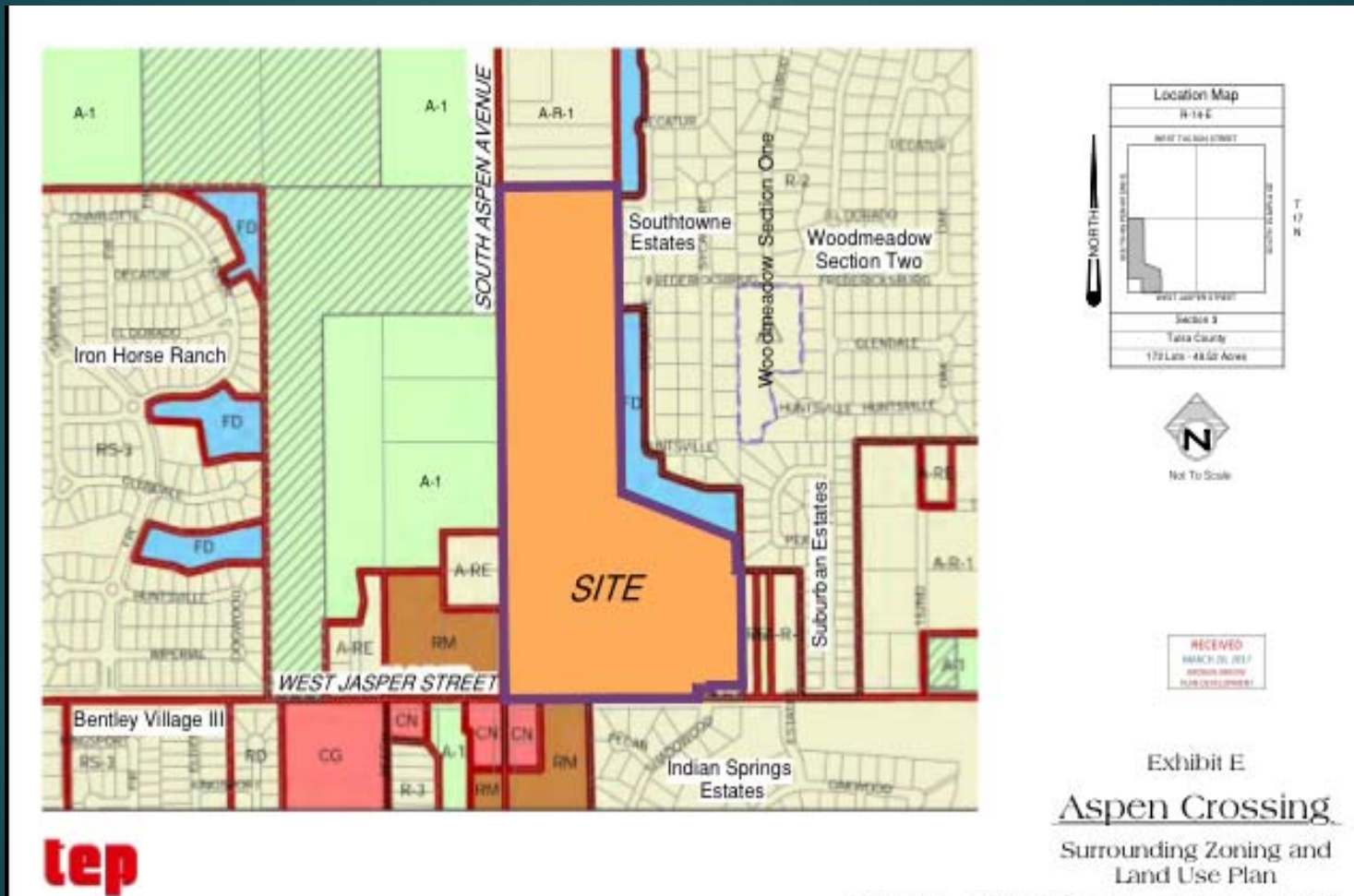
Example 7: Iron Horse



Homes starting at \$120K; fully constructed brick fence with stone entrance

Surrounding Neighborhoods

28



POWERPOINT PRESENTED BY
VIRGIL VANDUSEN TO PLANNING
COMMISSION IN THEIR MEETING
OF APRIL 27, 2017. PAGE 28 OF 34

Our vision proposes for Tract 1:

- ▶ Larger lots (minimum of 10,000 sf.)
- ▶ Larger minimum square footage of homes (minimum of 2,200), so as to less likely ever become a rental
- ▶ Appropriate adjustment in setbacks
- ▶ A 25% increase in minimum lot frontage to keep the “rural atmosphere” of the neighborhood
- ▶ 80% exterior brick or rock on homes

Our vision proposes for Tract 2:

- ▶ Provide that this is a completely gated area; which arguably, may attract even more older adults – which Capital Home says this is the type of owner they are ***looking*** to attract.

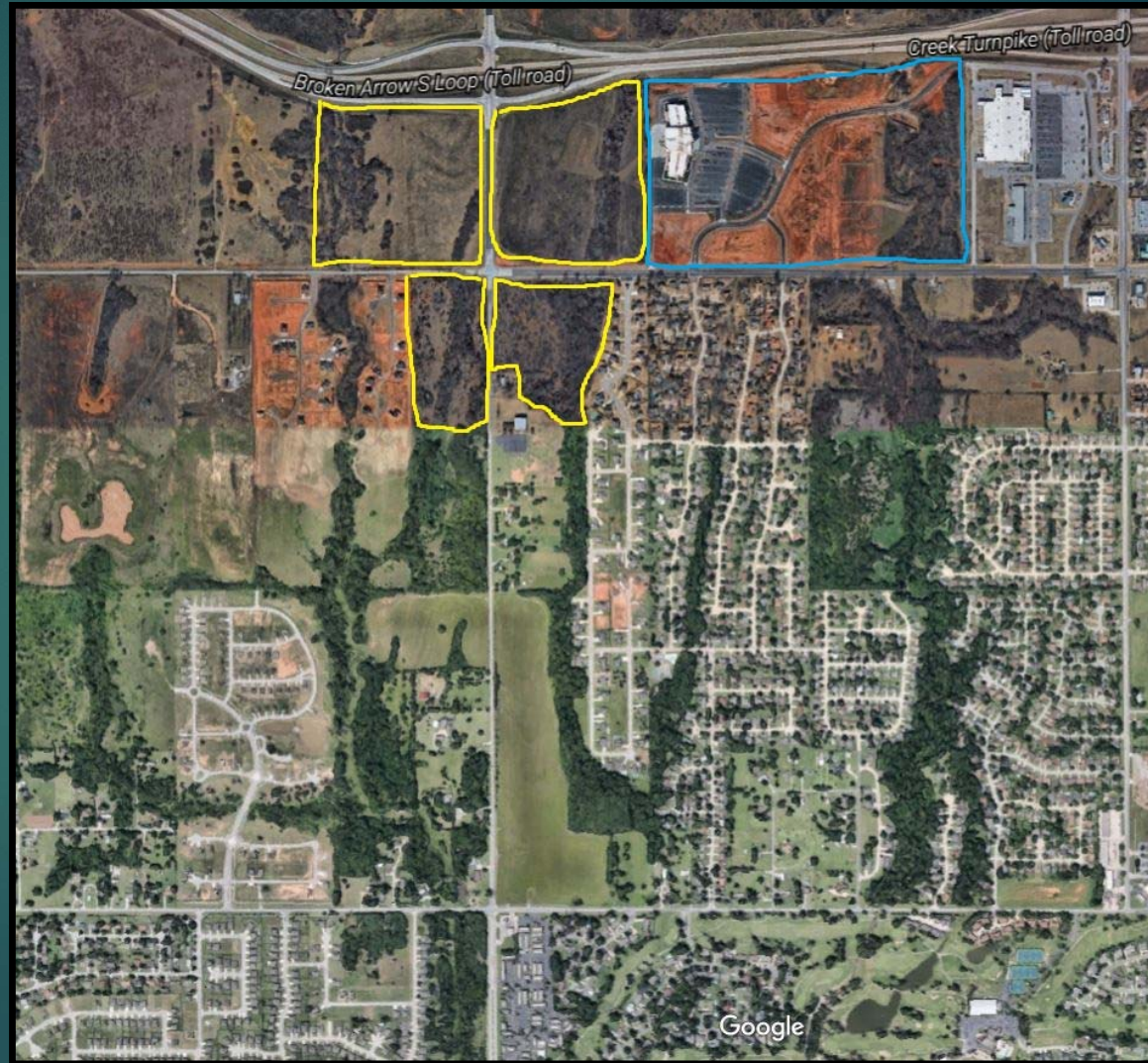
Our vision proposes for Tract 3:

- ▶ This tract has **never** been approved for commercial use.
- ▶ We would request that this tract remain residential.
 - ▶ Plenty of commercial tracts are available & will be soon developed across from the Warren theater less than 1 mile away from proposed development. There is no need for additional commercial tracts in this area.

Current Available Tracts

Yellow outline:
For sale (land adjacent to toll road will be most likely be zoned commercial)

Blue Outline:
Commercial property adjacent to Warren Theatre currently being developed



32

In Conclusion...

- ▶ Our goal is to be good neighbors.
- ▶ Our common goal should be one of providing neighborhoods that work for everyone & should match existing residential landscape
- ▶ In the spirit of cooperation, granting only one party everything requested is not the spirit of cooperation.

In Summary, Our Requests Include the Following:

34

1. Larger lots with fewer dwelling units (to better match the surrounding home landscape)
2. 10' foot brick and/or stone fence facing Aspen and Jasper
3. No commercial zoning be approved
4. Timeline and plan (in writing) from city as to when Aspen will be widened before construction can begin on proposed development.
5. Contract from Capital Homes to City of Broken Arrow and homeowners within 300ft of proposed development to explain how, what, and when. That way the promises made today are held accountable for the future.