



# City of Broken Arrow

## Fact Sheet

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**File #:** 17-2595, **Version:** 1

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**Broken Arrow Planning Commission**  
**09-14-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department

**Title:** Public hearing, consideration, and possible action regarding PUD-265 (Planned Unit Development) and BAZ-1985 (Rezoning), Woods of Jasper Estates, 27.97 acres, A-1 to RS-2/PUD-265, north and west of the northwest corner of Jasper Street and 23<sup>rd</sup> Street

**Background:**

**Applicant:** Alan Betchan, AAB Engineering  
**Owner:** Atry Properties, LLC  
**Developer:** Atry Properties, LLC  
**Engineer:** AAB, Engineering  
**Location:** North and west of the northwest corner of Jasper Street and 23<sup>rd</sup> Street  
**Size of Tract** 27.97 acres  
**Number of Lots:** 1 (28 proposed)  
**Present Zoning:** A-1  
**Proposed Zoning:** RS-2/PUD 265  
**Comp Plan:** Level 2

Planned Unit Development (PUD) 265 and BAZ-1985 involve 27.97 acres of undeveloped and unplatted property located north and west of the northwest corner of Jasper Street and 23<sup>rd</sup> Street. Up to 28 single-family detached residential units in a gated community are proposed in conjunction with this PUD and rezoning request. This property was annexed into the City of Broken Arrow December 20, 2016 by Ordinance No. 3460. Due to an error in the approved Ordinance, Ordinance No. 3460-Corrected was approved by City Council on March 21, 2017.

Access to Woods of Jasper Estates is through two entrances, one onto Jasper Street and one onto 23<sup>rd</sup> Street. The entrances will be designed in accordance with the Broken Arrow Subdivision Regulations with two outbound lanes and one inbound lane outside of the proposed gates.

Streets within PUD-265 shall be constructed to meet the Broken Arrow Engineering Standards with two exceptions. Pavement thickness will be as prescribed by Tulsa County Engineering Criteria. Since this is gated community, responsibility for the maintenance of the streets will fall to the Homeowner's Association. Second, storm drainage will be achieved through the use of borrow ditches instead of curb and gutter. The developer believes this will preserve the rural feel of the development. Sidewalks shall be constructed by the

developer along Jasper Street and 23<sup>rd</sup> Street.

The property will be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the RS-2 district except for the following modifications:

- Minimum lot frontage increased from 70-feet to 115-feet
- Minimum lot size increased from 8,000 square feet to 22,000 square feet
- Minimum corner lot side yard abutting a public street reduced from 25-feet to 15-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	Tulsa County	AG	Large Lot Single-Family Residential
East	Tulsa & Wagoner County	AG/CS	Large Lot Single-Family Residential
South	Tulsa County	AG	Undeveloped
West	Tulsa County	AG	Undeveloped

Water to this development will be provided by the City of Broken Arrow via an onsite distributions system designed to City of Broken Arrow standards and installed by the developer. Sewer will be served by individual, on-site aerobic systems approved by the Oklahoma Department of Environmental Quality.

The property is designated as Level 2 in the Comprehensive Plan. RS-2 zoning is considered to be in accordance with Comprehensive Plan in Level 2. According to the FEMA maps, none of the property is located in a 100-year floodplain.

**Attachments:** Case map  
Aerial photo  
PUD-265 text and exhibits  
Comprehensive Plan  
Ordinance No. 3460-Corrected

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-265 and BAZ-1985 be approved as presented, subject to the property being platted.

**Reviewed by:** Larry R. Curtis  
**Approved by:** Michael W. Skates  
LRC: ALY