



City of Broken Arrow

Fact Sheet

File #: 17-2978, **Version:** 1

**Broken Arrow Planning Commission
12-21-2017**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD-269 (Planned Unit Development) and BAZ-1993 (Rezoning), Reserve at Aspen Ridge, 9.11 acres, A-1 to PUD-269/RS-3, located one-quarter mile north of Jasper Street, west of Aspen Avenue

Background:

Applicant: Erik Enyart, Tanner Consulting, LLC
Owner: Stone Horse Development, LLC
Developer: Stone Horse Development, LLC
Engineer: Tanner Consulting, LLC
Location: One-quarter mile north of Jasper Street, west of Aspen Avenue
Size of Tract: 9.11 acres
Present Zoning: A-1
Proposed Zoning: PUD-269/RS-3
Comp Plan: Level 2 and Greenway/Floodplain

Planned Unit Development (PUD) 269 and BAZ-1993 involve a 9.11 acre undeveloped tract located one-quarter mile north of Jasper Street, west of Aspen Avenue. Applicant is requesting that the zoning on the unplatted property be changed from A-1 to PUD-269/RS-3. A preliminary plat, Reserve at Aspen Park, has been submitted in conjunction with this PUD request.

With PUD-269, applicant is proposing to develop a privately gated neighborhood with up to 20 lots. The conceptual site plan submitted with the PUD-269, as well as the preliminary plat, show 19 lots. As part of the development, a cul-de-sac street of 960 lineal feet in length is proposed. This will be a private street, owned and maintained by the homeowners association. The Subdivision Regulations state that cul-de-sac streets are limited to 550 feet in length, but “that the Planning Commission may expressly grant permission for the developers to design for the construction of longer cul-de-sac streets.” As part of PUD-269 it is acknowledged that each dwelling in the Reserve at Aspen Ridge will feature state-of-the-art sprinkler systems.

The proposed cul-de-sac street will connect into the Aspen Ridge neighborhood to the north. This addition, which contains 54 lots, has one point of access to Aspen Avenue. Consequently, with the addition of the 19 lots in the Reserve at Aspen Ridge, there will be 73 lots with one point of access to Aspen Avenue. However, there is a stub street to the north that does allow for a future second point of connection to Aspen Avenue.

Furthermore, all the units in the Reserve at Aspen Ridge will have sprinkler systems, which meets the Fire Code requirements.

PUD-269 is proposed to be developed in accordance with the RS-3 development standards with the following modifications:

- Minimum lot width increased from 60 feet to 70 feet. (According to the preliminary plat and the conceptual site plan, most of the lots are 95 feet in width.)
- Minimum lot size increased from 7,000 square feet to 8,000 square feet. (According to the preliminary plat, most of the lots are over 13,000 square feet in size.)
- The side yard requirements are 5 feet on one side and 10 feet on the other, however, with PUD 269 there must be at least 15 feet between the residential units.
- While the front yard setback is 25 feet, the width of the street right-of-way is reduced from 50 feet to 30 feet. As a result, the dwelling units will be 10 feet closer to the street.

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	PUD 244/RS-3	Aspen Ridge addition
East	Level 2	A-1	Large lot single family residential
South	Greenway/ Floodplain	A-1	100-year floodplain of Aspen Creek
West	Level 2 and Greenway/ Floodplain	A-1	Undeveloped

The south part of the property is located in the 100-year floodplain of Aspen Creek. With PUD 269, the 100-year floodplain is placed in a reserve area. According to the design statement for PUD 269, the reserve area shall be subject to the use and development regulations of the FD district.

The property associated with PUD 269 and BAZ 1993 is shown in the Comprehensive Plan as Level 2 and Greenway Floodplain. The RS-3 zoning requested with BAZ 1993 and incorporated into PUD 269 is considered to be in compliance with the Comprehensive Plan in Level 2. The FD requirements associated with Reserve B in PUD 269 is considered to be in conformance with the Comprehensive Plan.

- Attachments:**
- Case map
 - Aerial photo
 - Comprehensive Plan
 - PUD 269 design statement and conceptual site plan
 - Aspen Ridge recorded plat

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 269 and BAZ 1993 be approved as presented, subject to the property being platted. In addition, Staff recommends that the Planning Commission grant permission to allow the cul-de-sac to exceed 550 feet in length as shown on the conceptual site plan and the preliminary plat.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

BDM