



FACT SHEET

File #: 15-072, Version: 1

**Broken Arrow Planning Commission
06-25-2015**

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding PUD 239 and BAZ 1940, Oak Grove Estates, 13.04 acres, A-1 to PUD 239/RS-2, located one-quarter mile south of the southeast corner of Jasper Street and Garnett Road

Background:

Applicant: Roy Johnsen, attorney
Owner: F & C Partners, LLC
Developer: F & C Partners, LLC
Engineer: NA
Location: One-quarter mile south of the southeast corner of Jasper Street and Garnett Road
Size of Tract: 13.04 acres
Number of Lots: 1
Present Zoning: A-1
Comp Plan: Level 2

Planned Unit Development (PUD) 239 involves 13.04 acres located one-quarter mile south of the southeast corner of Jasper Street and Garnett Road. BAZ 1940, a request to rezone this property from A-1 (Agricultural District) to RS-2 (Single-Family Residential District), has been submitted in conjunction with PUD 239. The property, which is presently unplatted and undeveloped, was recently annexed into the City Limits of Broken Arrow. All the property surrounding the proposed rezoning request is located in an unincorporated area of Tulsa County.

Applicant is proposing to develop up to 15 single-family detached residential lots on the 13.04 acres parcel. The development will be gated with private streets. The pavement width of the private streets is requested to be reduced from 26 feet to 24 feet. The width of the right-of-way for the private street has not been identified. Water will be provided by the City of Broken Arrow, while sanitary sewer will be by septic tanks.

The development regulations of PUD 239 are similar to those of the RS-2 district except as summarized below:

- Minimum lot width increased from 70 feet to 100 feet.
- Minimum lot size increased from 8,000 square feet to 25,100 square feet.
- Minimum livability open space increased from 3,700 square feet to 12,000 square feet.

- Maximum building height reduced from 50 feet to 40 feet.
- Building setback from the centerline of Garnett Road increased from 85 feet to 100 feet.
- Building setback from private street right-of-way decreased from 25 feet to 10 feet.
- Side yard setback increased from 5 feet & 10 feet (total 15 feet) to 10 feet and 10 feet (total 20 feet).
- Size of sign increased from 32 square feet to 33 square feet on each of the entry walls.

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	RE (Tulsa County)	The Park at Oak Grove II addition
East	Levels 2	AG (Tulsa County)	Large lot single family residential
South	Level 2	AG (Tulsa County)	Large lot single family residential
West	Outside fence line	AG (Tulsa County)	Large lot single family residential

According to the FEMA maps, none of the property is located in a 100-year floodplain area. The 100-year floodplain of the Arkansas River, however, is located just to the south of this property.

The property is designated as Level 2 in the Comprehensive Plan. The RS-2 zoning being requested with BAZ 1940, as well as the development regulations proposed with PUD 239, are in accordance with the Comprehensive Plan in Level 2.

- Attachments:**
- Case map
 - Aerial photo
 - Comprehensive Plan
 - PUD 239 design statement submitted May 20, 2015

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 239 and BAZ 1940 be approved subject to the property being platted and the following modifications made to the design statement for PUD 239:

1. Page 1, third paragraph - Present zoning is A-1, not AG.
2. Page 2, add the following statement under II. Development Standards, “Oak Grove Estates will be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the RS-2 District, except as follows:”
3. Page 2, permitted uses, add the following, “However, no residential structures shall be constructed in

Reserve Area A next to Garnett Road.”

4. Page 2, after Building Height, add the following, “Private street right-of-way: 30 feet. Private street right-of-way shall be placed in a reserve area that will be owned and maintained by the home owners association.”
5. Page 2, Minimum Building Setbacks, from private street right of way, 10 feet, add, “garages will be setback at least 25 feet”.
6. Page 3, Access and Circulation, revise the last sentence of the first paragraph as follows, “The gates shall meet the requirements of the Broken Arrow Subdivision Regulations. The paving materials of the private streets shall be of the quality and thickness as set forth within the City of Broken Arrow Design Manual and as described below:”
7. Page 3, Access and Circulation, last sentence, revise as follows, “A five-foot wide sidewalk shall be constructed by the developer along Garnett Road in accordance with the City of Broken Subdivision Regulations. Sidewalks in the interior of the development will not be required.”
8. Page 3, Utility and Drainage, last sentence, revise as follows, “Storm water drainage will be collected and detention will be addressed within Reserve A in accordance with City of Broken Arrow development regulations.”
9. Page 3, Platting Requirement, replace “Tulsa Metropolitan Area Planning Commission and Tulsa County Commission” with “City of Broken Arrow”.

Five paper copies and one electronic copy in a PDF format of the PUD document incorporating these changes shall be submitted to the Development Services Department by July 2, 2015.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM