

**Broken Arrow Planning Commission
06-13-2024**

To: Chair and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding BAZ-001502-2024 (Rezoning) and PUD-001503-2024, Three Oaks, 13.9 acres, A-1 (Agricultural) to RS-4 (Single-Family Residential), located approximately one-eighth mile north of East Washington Street (East 91st Street South) and approximately one-quarter mile east of 23rd Street (193rd E Ave/County Line Road).

..End

Background:

Applicant: Ricky Jones
Owner: Rex Robertson
Developer: N/A
Engineer: N/A
Location: Approximately one-eighth mile north of East Washington Street (East 91st Street South) and approximately one-quarter mile east of 23rd Street (193rd E Ave/County Line Road).
Size of Tract 13.9 acres
Present Zoning: A-1 (Agricultural)
Proposed Zoning: RS-4 (Single-Family Residential)
Comp Plan: Level 3 (Transition area)

BAZ-001502-2024 and PUD-001503-2024 are requests to change the zoning on 13.9 acres of land from A-1 (Agricultural) to RS-4 (Single-Family Residential) with a PUD for Three Oaks, a proposed single-family residential development. This property is located approximately one-eighth mile north of East Washington Street (East 91st Street South) and approximately one-quarter mile east of 23rd Street (193rd E Ave/County Line Road). The land is unplatted is undeveloped.

PUD-001503-2024

The Three Oaks development proposes to create a single-family development. The development will include Single-Family detached dwellings; neighborhood community playfields and parks including clubhouses, pools, and similar neighborhood amenities, minor utility facilities. A 50' Green Space buffer will be along the western property boundary abutting the current residential district, along with a 6' fence with masonry columns. A maximum of 45 lots served by public streets built to the standards of the City of Broken Arrow with two entry points on Washington Street (E. 91st Street South). PUD-001503-2024 is proposed to be developed in accordance with

RS-4 zoning requirements except as modified by the PUD (Planned Unit Development). Zoning Ordinance Section 4.1.E.1.B would permit 77 dwelling units with the proposed RS-4 underlying zoning, and 86 dwelling units would be permitted if RS-C under the pending new Zoning Ordinance, PUD-001503-2024 will restrict the development to 45 dwelling units.

	RS-4	PUD-001503-2024
Lot Area	6,500 square feet	5,000 square feet
Maximum Building Height	35 feet or 2.5 stories	35 feet (residential)
Front Set Back	20 feet	20 feet
Side Set Back	10 feet both or 5 feet one	5 FT, 10 FT
Rear Set Back	20 feet	20 feet

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following zoning designation, land use, and Comprehensive Plan future development guide levels:

Direction	Comprehensive Plan	Zoning	Land Use
North	Level 6	IL	Regional Employment/Commercial
East	Level 2	IL	Regional Employment/Commercial
South	Level 6	AG	
West	Level 1	A-R-1	Residential

This proposed development is designated as Level 3 (Transition) in the Comprehensive Plan. This level supports the development of residential subdivisions.

According to FEMA maps, none of the property is located in the 100-year floodplain.

Attachments: Case Map
Aerial Map
Three Oaks PUD

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001502-2024 be approved subject to the property being platted and PUD-001503-2024 be approved as submitted.

Reviewed by: Amanda Yamaguchi

Approved by: Grant Rissler
CBC

