



City of Broken Arrow

Fact Sheet

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Broken Arrow Planning Commission

12-17-2015

To: Chairman and Commission Members

From: Development Services Department

Title:

Public hearing, consideration, and possible action regarding BACP 149, Battle Creek Patio Homes, 20.37 acres, Level 6 and Public Recreation to Level 2, north of Albany Street, one-half mile east of Aspen Avenue

Background:

Applicant: David E. Charney, Capital Homes Residential Group, LLC
Owner: REIP c/o Coleman Robison and City of Broken Arrow
Developer: Capital Homes Residential Group, LLC
Engineer: NA
Location: North of Albany Street, one-half mile east of Aspen Avenue
Size of Tract 20.37 acres
Number of Lots: 1
Present Zoning: PUD 94/CG
Comp Plan: Level 6 (Regional/Employment Nodes) and Public Recreation

BACP 149 is a request to change the Comprehensive Plan designation on a 20.37 acre undeveloped tract of land from Level 6 and Public Recreation to Level 2. The property, which is located north of Albany Street, one-half mile east of Aspen Avenue, is part of PUD 94 (Battle Creek) and has an underlying zoning of CG (Commercial General). Applicant wants to construct single-story patio homes on the property. None of the property has been platted.

When PUD 94 was adopted by the City Council in 1995, the property associated with BACP 149 was designated as "Office Park" and "Hotel/Conference Center". The underlying zoning was C-2 (Planned Shopping Center District). A road was contemplated passing through the property. The property was designated as Level 6 in the Comprehensive Plan that was adopted in 1997.

On October 7, 2005, the Broken Arrow Public Golf Authority entered into an agreement with REIP, LLC, the developer of Battle Creek, to exchange 10.56 acres of the Battle Creek Golf Course for 12.45 acres of property owned by REIP, LLC. The Warranty Deeds for this land exchange were recorded in Tulsa County on August 22, 2007. BACP 111, a request to amend the Comprehensive Plan with rearrangement of Public Recreation and Level 6 designations was approved by the City Council on June 7, 2010. Albany Drive was extended and connected with the St. John's Hospital development to the east. The area between the Battle Creek golf course

and the Stone Wood Crossing II neighborhood and the Broken Arrow Post Acute Health Care Campus area to the east was left as Level 6.

A draft PUD has been submitted with BACP 149 for informational purposes only. As noted in this draft PUD, applicant wants to construct one-story, single-family attached patio homes on the property with each dwelling unit individually owned. They propose to develop a gated neighborhood with an active homeowners association that in addition to maintaining the interior private streets, will also maintain all the landscaping on the property. Marketing of the property is oriented towards mature buyers that have downsized but still desire independent living. The units will be designed for low-maintenance with the exterior facades containing at least 90 percent masonry of either brick, stone, EIFS, stucco, or HardiePlank cementitious siding. The lots associated with each unit will be at least 28 feet in width and contain 2,800 square feet. The development will be similar to an existing residential development under construction north of Houston Street, about one-quarter mile east of Garnett Road.

A landscape reserve area of at least 10 feet in width will be provided along all public streets and along the entire east boundary. Sidewalks will be constructed along the perimeter public streets. While sidewalks will not be required along the interior private streets, a concrete trail of at least four feet in width will be provided that links open space reserve areas inside the development.

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 94/CG	Gettysburg at Battle Creek addition
East	Levels 2 and 6	PUD 130A/R-3 and PUD 130B/CH	Stone Wood Crossing II addition and Broken Arrow Post Acute Health Care Campus
South	Level 6	PUD 94/CG	Undeveloped
West	Level 3	PUD 94P/RM	Greens at Battle Creek apartments and Battle Creek Golf Course

According to FEMA maps, none of the property is located in a 100-year floodplain area. However, there is detention pond on part of the property. The City of Broken Arrow and the applicant are in the process of discussing transferring property so that the pond can be located on one parcel.

On December 3, 2015, the applicant conducted an informational meeting with the surrounding property owners. The same property owners on the radius report list were invited to this meeting. According to the applicant, 15 property owners attended this meeting.

- Attachments:**
- Case map
 - Aerial photo
 - Draft PUD
 - November 9, 2015, letter sent to surrounding property owners

PUD 94 Concept Plan
BACP 111 case history map

Recommendation:

The property associated with BACP 149 is located between the Battle Creek Golf Course and the Stone Wood Crossing II neighborhood/Broken Arrow Post Acute Health Care Campus. This area was classified as Level 6 based upon the Battle Creek PUD concept plan that was approved in 1995. That plan proposed to have a street constructed from Granger Street that looped back to Aspen Avenue. An office park and hotel/conference center were proposed in this area.

The Battle Creek PUD contained 786.5 gross acres. For a project of this magnitude, the conceptual master plan for Battle Creek has been generally followed, with a couple of exceptions. The exchanging of property in 2005 that moved the golf course changed the land use configurations in the area south of Granger Street. The remnant parcel remaining between the golf course and the Stone Wood Crossing II neighborhood will be difficult to develop as commercial or office uses because of the narrowness of the property. Expansion of Level 2 into this area is a better use of the property and is more compatible with the adjacent existing uses. The draft PUD is also an important component in this request to modify the Comprehensive Plan.

Therefore, based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BACP 149 be approved, subject to the property being platted and a PUD being submitted that is similar in context to the draft PUD. The platted residential area shall be designated as Level 2, and the golf course property shall remain as “Public Recreation”.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM