



# City of Broken Arrow

## Fact Sheet

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**File #: 16-359, Version: 1**

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**Broken Arrow Planning Commission  
04-14-2016**

**To: Chairman and Commission Members**  
**From: Development Services Department**  
**Title: Public hearing, consideration, and possible action regarding BACP 151, Cottages at Aspen Park, 18.94 acres, Levels 2 and 6 to Level 3, east of Aspen Avenue and one-quarter mile north of Kenosha Street**

**Background:**

**Applicant:** Jeff Ramming, Architects Collective  
**Owner:** Aspen Land Development  
**Developer:** Case and Associates  
**Architect:** Architects Collective  
**Location:** East of Aspen Avenue and one-quarter mile north of Kenosha Street  
**Size of Tract:** 18.94 acres  
**Number of Lots:** 1  
**Present Zoning:** R-3/CH/PUD 118B  
**Comp Plan:** Level 2 (Urban Residential) and Level 6 (Regional/Employment Nodes)

BACP 151 is a request to change the Comprehensive Plan designation on an 18.94-acre undeveloped tract from Levels 2 and 6 to Level 3. The property, which is located east of Aspen Avenue and one-quarter mile north of Kenosha Street, is presently part of PUD 118B with an underlying zoning of R-3 (Single-family Residential) and CH (Commercial Heavy). Applicant is seeking the Level 3 designation as part of a project that proposes to construct up to 340 multifamily housing units on 18.94 acres. This request is by the same applicant and developer associated with BACP 91, a similar request that was approved by the City Council on October 1, 2007, and resulted in the construction of the Villas at Aspen Park apartments to the north.

The property associated with BACP 151 was platted in 2005 as part of Aspen Park Village. This plat, however, is no longer applicable to what is being proposed with BACP 151.

### DEVELOPMENT HISTORY

BACP 151 is part of an overall 55.59-acre parcel that has been proposed to be developed in several different ways. On May 4, 1981, the City Council approved PUD 20, which according to the application contained 58.59 acres. The southern portion of the tract was to develop as a light industrial park for office and storage space. This area was to be buffered by a band of office and park space to the north. The northern portion of PUD 20 was intended to be developed as a duplex area. PUD 20 was not developed.

On April 15, 1985, the City Council approved SP 47 for a golf course and driving range on this property. At the time SP 47 was approved, the property was zoned R-3 and I-1. SP 47 was approved with the condition that a full public hearing and renewal be considered in five years. The City Council approved a renewal in 1990 with a condition that the Specific Use Permit be renewed again in five years. The golf course and driving range were never developed.

On March 25, 1993, rezoning application BAZ 1166 was denied by the Planning Commission. BAZ 1166 was to rezone the northern half of SP 47 from R-3 to I-1, which would have allowed I-1/light industrial uses on the entire property.

When the Comprehensive Plan was adopted in September 1997, the entire 55.6 acres was designated as Level 6. On April 19, 1999, the City Council reviewed and approved BACP 17, BAZ 1383, and PUD 118. With BACP 17, the east 27.42 acres of the Comprehensive Plan was changed from Level 6 to Level 2. The west 28.18 acres remained Level 6. With BAZ 1383, the east part of the property that was zoned I-1 was rezoned to R-3 while the west part of the property that was zoned I-1 was rezoned to C-5. The east half of the property that was zoned R-3 remained R-3, while the west part of the R-3 parcel was rezoned to C-5. Overall, the R-3 area corresponded with the Level 2 area of BACP 17, while the C-5 corresponded with the Level 6. PUD 118 showed the R-3 area to be used for a 9-hole golf course. The C-5 area was to be used for commercial uses and a driving range. BAZ 1383 and PUD 118 were approved subject to platting. PUD 118 as originally proposed was not developed.

On March 14, 2002, the City Council reviewed and approved PUD 118A and BAZ 1562. PUD 118A was similar to PUD 118, but proposed the following changes:

- The nine-hole golf course was changed to a three-hole golf course and golf driving range.
- A 20-lot office park was proposed between the three-hole golf course and the retail commercial uses.
- Six duplex lots were proposed along Redbud Avenue.

With BAZ 1562, the boundaries of the C-5 area were modified and R-4 was added along Redbud Avenue. PUD 118A and BAZ-1562 were approved subject to platting.

On September 20, 2004, the City Council reviewed and approved PUD 118B. PUD 118B was the same as PUD 118A, except for modifications were made to the access points on Aspen Avenue. With PUD 118 B, five access points were allowed to Aspen Avenue. Full left and right turn movements were allowed at three of the access points while the remaining two point of access restricted to right turn only both in and out. The access point closest to the railroad tracks was restricted to right-turn only.

On June 16, 2005, the plat for Aspen Park Village was filed in Tulsa County. On June 9, 2005, the Planning Commission approved a site plan for two retail buildings along Aspen Avenue. These buildings have been constructed.

On October 1, 2007, the City Council approved BACP 91 that changed 40.96 acres from Levels 2 and 6 to Levels 2, 3, and 6. This was followed by PUD 118C and BAZ 1783 (changed underlying zoning from C-5 and R-3 to R-5). BACP 91, PUD 118C, and BAZ 1783 were approved subject to platting. The property was platted in 2008 as The Villas at Aspen Park and the Villas at Aspen Park apartments were subsequently developed.

DRAFT PUD SUBMITTED WITH BACP 151

As was done with BACP 91, a draft PUD has been submitted with BACP 151. The underlining zoning on the 18.94 acres associated with the draft PUD is proposed to be changed from R-3 and CH to RM. The remaining portion of PUD 118B will remain unchanged. The draft PUD proposes up to 340 dwelling units for a density of 17.95 dwelling units per acre. The maximum height of the buildings is requested to be 45 feet and three stories. A free-standing tower for project signage in the vicinity of the clubhouse on the west side of the property is requested to be 50 feet in height. The buildings adjacent to the Rockwood West Addition to the east, however, will be no more than two stories and 30 feet to the highest roof ridge. In addition, the east side of the two story units next to the Rockwood West Addition will contain at least 65 percent brick.

Access to and from the development will be provided by the two existing access points to Aspen Avenue. No changes to the access provisions of PUD 118B to Aspen Avenue are being requested. Access to the interior drives will be gated. One of the gated points of access will be to Redbud Avenue to the east.

According to the FEMA maps, no part of the property is located within the 100-year floodplain. On-site stormwater detention will be required. While none of the property is located in a 100-year floodplain area, there are a multitude of high-pressure pipelines that cross the property, which make the development of this property challenging.

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 3	RM/PUD 118C	Villas at Aspen Park
East	Level 2	R-3	Rockwood West addition
South	Level 2	R-3/CH/PUD 118B	Undeveloped
West	Level 6	CH/PUD 118B	Commercial buildings

- Attachments:**
- Case map
  - Aerial photo
  - Case history map associated with BACP 91
  - Draft PUD and conceptual site plan
  - Information submitted by applicant
  - Aspen Park Village plat

**Recommendation:**

The Level 3 requested with BACP 151 is consistent with Objective R-O4 of the Comprehensive Plan that states, “A diverse choice of housing shall be available at a variety of price ranges that is of good quality and design.” The Villas at Aspen Park apartments to the north have been a good neighbor and serves as a buffer between the future commercial development on Aspen Avenue and the Lansco Center and Rockwood West additions to the east. Similarly, the Cottages at Aspen Park proposed with BACP 151, which is being done by the same developer as The Villas at Aspen Park, also will serve as a buffer between the commercial development on Aspen Avenue and the Rockwood West addition to the east. In addition, the units proposed with BACP 151 will help to generate the demographics and roof tops needed to support commercial development in this area.

The draft PUD submitted with BACP 151 is an important element associated with this request to change the Future Development Guide of the Comprehensive Plan. As noted in the draft PUD, there will be 60-foot wide landscape buffer along the east boundary next to the Rockwood West addition. In addition, the units next to the east boundary are limited to two-stories and 30-feet in height.

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BACP 151 be approved, subject to the property being replatted and a PUD being submitted that is similar in context to the draft PUD submitted with BACP 151.

**Reviewed By: Farhad Daroga**

**Approved By: Michael W. Skates**

FKD: BDM