



# City of Broken Arrow

## Request for Action

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**File #: 24-446, Version: 1**

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**Broken Arrow Planning Commission  
03-28-2024**

**To:** Chair and Commission Members  
**From:** Community Development Department  
**Title:**

**Public hearing, consideration, and possible action regarding PUD-001360-2024 and BAZ-001206-2023 (Rezoning), Spring Creek Crossing, 38 acres, A-1 (Agricultural) to RS-4 (Single-Family Residential) and PUD (Planned Unit Development)-001360-2024, located north of Tucson Street (121st Street), one-quarter mile west of 9th Street (177th East Avenue/Lynn Lane Road)**

**Background:**

**Applicant:** Megan Pasco, Tanner Consulting  
**Owner:** Hillenburg Trust  
**Developer:** Logan Street, Rausch Coleman Homes  
**Engineer:** Tanner Consulting  
**Location:** North of Tucson Street (121st Street), one-quarter mile west of 9th Street (177th East Avenue/Lynn Lane Road)  
**Size of Tract** 38 acres  
**Present Zoning:** A-1 (Agricultural)  
**Proposed Zoning:** RS-4 (Single-Family Residential)/PUD-001360-2024  
**Comp Plan:** Level 2 (Urban Residential)

PUD (Planned Unit Development)-001360-2024 and BAZ-001206-2023 are concurrent applications to rezone 38 acres from A-1 (Agricultural) to RS-4 (Single-Family Residential) and PUD-001360-2024 for Spring Creek Crossing. This property is generally located north of Tucson St (121st St), one-quarter mile west of 9th St (177th E Ave/Lynn Lane Rd). The property is presently undeveloped and unplatted.

The proposed Spring Creek Crossing development consists of single-family residential homes on individual lots. The maximum number of dwellings proposed in the development is 145, with a minimum lot size of 50-foot by 100-foot or 5,000 sq ft. Per the standards RS-4 zoning district, 214 lots would be permitted.

The PUD proposes a minimum of 15%, or approximately 5.7 acres of open space in the form of stormwater detention pond reserve areas, interconnected walking trails/sidewalks, community gardens, and/or parks.

The development will be served by public streets. The primary access point will be from one entry off of Tucson Street, which aligns with the main entry into Spring Creek Elementary School and Ernest Childers Middle School to the south. An existing stub street at the East Raleigh Street will provide connection from the

South Ridge Park subdivision to the west.

Section 5.3.B.2.b of the Zoning Ordinance requires that all new development provide stub streets to connect to vacant land. The PUD modifies this requirement by instead dedicating right of way along the northeastern edge of the site that would touch all of the abutting undeveloped properties. This right of way will be approximately 50 feet in width. No street construction will be required with the Spring Creek Crossing development within this right of way.

The Engineering Design Criteria Manual requires that a Traffic Impact Analysis (TIA) be performed by a proposed development if the development meets the criteria established in the Oklahoma Department of Transportation Policy on Driveway Regulations for Oklahoma Highways. This would be evaluated during the platting process. The developer has committed to the installation of a traffic signal on Tucson Street as a part of this development.

RS-4 zoning is considered to be in accordance with the Comprehensive Plan in Level 2. PUD-001360-2024 is proposed to be developed in accordance with the RS-4 district of Zoning Ordinance except as specified below. All changes are in accordance with the RS-C district of the proposed Zoning Ordinance previewed by City Council on November 7, 2023.

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

Item	Current Zoning Ordinance Requirement	Proposed Zoning Ordinance Requirement	PUD-001360-2024 Request
Permitted Uses	Uses permitted in RS-4	Uses permitted in RS-C	Single-Family Attached and Accessory Uses
Min. Lot Size	6,500 square feet	5,000 square feet	5,000 square feet
Min. Lot Frontage	55 feet	50 feet	50 feet
Min. Front Setback	20 feet	20 feet	20 feet
Max Lot Coverage	50%; 60% on corners	55% for interior lots: 65% for corners	55% for interior lots: 65% for corners

Transition to Adjacent Existing Subdivisions	None Required	A natural, preserved common open space area a minimum of 50 feet in width shall be provided within the development along its common boundary with the existing single-family subdivision, within which no new structures shall be constructed and no clearing of trees or understory growth shall be permitted (except as necessary for trail construction).	50-foot-minimum-width open space buffers shall be preserved along the west and east lines of the PUD adjacent to existing platted residential lots, which areas shall be maintained by a mandatory property owners' association. Within the required 50'-minimum-width open space preserve areas, any existing tree (minimum of 6 inches in caliper) shall be preserved, other than removal as needed for utility installation or drainage purposes.
Preserved Common Open Space	None Required	15% required	Not less than 15% of the net land area

### SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The north end of the site abuts the Creek Turnpike and undeveloped property owned by the Oklahoma Turnpike Authority. Privately owned undeveloped property and Southfork Estates, a single-family residential subdivision abut the site to the east. Ernest Childers Middle School is located immediately south across Tucson St, and to the west is South Ridge Park, another single-family residential subdivision.

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 / NA	A-IL	Vacant/Creek Turnpike
East	Level 2	A-1/A-R-1	Vacant/SF Residential
South	Public/Semi-Public	A-1	Ernest Childers Middle School
West	Level 2	R-2	SF Residential

According to Section 6.4.A of the Zoning Ordinance, the PUD provisions are established for one (1) or more of the following purposes:

1. To permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties.

2. To permit greater flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Ordinance.
3. To encourage the provision and preservation of meaningful open space.
4. To encourage integrated and unified design and function of the various uses comprising the planned unit development.
5. To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infra structure and land use compatibility.

In Staff's opinion, PUD-001360-2024 satisfies items 3 and 5 by providing significant open space, amenities, as well as right of way for future access to vacant neighboring properties. The commitment to the installation of the traffic light addresses traffic safety and infrastructure.

According to FEMA maps, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow.

The applicant held a Community Meeting on Thursday, March 21<sup>st</sup> at 6:00pm. Thirteen residents attended the meeting and ask questions relating to traffic, fencing, detention ponds, and the 50' buffer areas.

A petition against this development was submitted on March 25, 2024. The petition contains 91 signatures (including duplicates). This is being evaluated by INCOG (Indian Nation Council of Governments) mapping department to determine what represented properties are located within the 300-foot notification radius. This analysis will be provided prior to the City Council meeting.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
PUD-001360-2024 Design Statement  
Community Meeting Invitation  
Petition Submitted 3-25-2024

**Recommendation:**

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-001360-2023 and BAZ-001206-2023 be approved subject to the property being platted.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Rocky Henkel**