



August 2, 1988

Mr. Joe Robson
25695 E. 71st St.
Unit A-1
Broken Arrow, Oklahoma 74014

RE: BAZ #1090 (Zoning)
PUD #66 (Forest Ridge)

Dear Joe:

The Broken Arrow City Council, in their meeting of August 1, 1988, approved BAZ #1090, as submitted, for R-1, R-5 and C-2 zoning, subject to PUD #66, which was also approved, with conditions set forth and recorded by the Planning Commission and Staff:

I. Adjustments and conditions for approval of the submitted text:

1. The original application (Page 16) for R-1 zoning, would permit only 1,683 units (560.43 acres x 3.0041). The application is revised (addendum of July 28, 1988) to include 22.13 acres of R-5 zoning (x 18.15) for 401 dwelling units. Therefore, the total dwelling units permitted are 2,018.

2. Commercial area of statistical summary (Page 16) is adjusted to permit 531,005 square feet of commercial space in the 4 parcels as shown, not to exceed the square acreage as shown on Page 17. This includes 2 tracts on the corner of Kenosha and Midway, each measuring 15.06 acres gross and 2 tracts on the intersection of Houston and Oneta and Houston and Midway Road, each measuring 5.07 acres gross.

3. Development standards for garden homes (Page 18) is amended to require, minimum yard on abutting arterials to be increased to 35 feet; collector streets to be increased to 25 feet. This is an increase from the requested 20 feet, except where arterial or collector right-of-way exceeds minimum standard and/or landscape buffer has been provided.

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200 Municipal Center

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4. Development standards for single family detached dwellings (Page 19) are amended to read, "minimum yard, if abutting arterial streets to be increased to 35 feet..." instead of the requested 25 feet, except where arterial or collector right-of-way exceeds minimum standard and/or landscape buffer has been provided.

5. Development standards for single family attached dwellings (Page 19) are revised to show minimum yard, if abutting arterial streets to be 35 feet, instead of the requested 20 feet and collector setbacks to be 25 feet, instead of the requested 20 feet, except where arterial or collector right-of-way exceeds minimum standard and/or landscape buffer has been provided.

6. Also, in development standards for single family attached dwellings (Page 20) minimum separation between buildings is increased from 15 feet to 20 feet. This matches the current code requirements pertaining to firewall and safety standards.

7. Development standards for multi-family (Page 21) are amended to read..."permitted uses as permitted within the R-5 district"...and not the R-6 district, as requested. Maximum building heights in this section are also revised to read, "35 feet, or 2½ stories".

8. Development standards for multi-family (Page 21) also revised to read, "minimum yard, if abutting arterial street" to be increased to 35 feet, instead of the requested 20 feet. Also, collector street separation is 25 feet, instead of the requested 20 feet.

9. Development standards for multi-family (Page 21) are also amended to read, "...minimum separation between buildings to be 20 feet..." instead of the requested 15 feet.

10. Development standards for commercial/office areas (C-2 district), are amended to read..."separation between buildings should be minimum 20 feet". And, a sign height limit of 24 feet to be placed in the entire C-2 district, and the PUD.

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11. Transfer of density section (Page 23) is enlarged to read, "nor shall an adjustment of more than 20% net density of the original proposal be permitted on tracts abutting an existing development at the time of this approval.

II. The following conditions shall apply to the Forest Ridge PUD:

1. Legal descriptions of all tracts, including C-2 and R-5 parcels, to be submitted to the City upon approval of this case, before any Ordinance can be issued for this zoning and PUD.

2. Property to be platted in accordance with the existing subdivision code standards on each parcel of this PUD.

3. Routine development standards for C-2 parcels, including acceleration, deceleration, and access lanes shall be required on all commercial development at the time of platting and development.

4. All apartment and multi-family development shall develop to the R-5 development standards.

5. Collector streets in each section shall be placed as shown in the general location as shown in the illustrative plan of Forest Ridge submitted to the Planning Commission.

6. PUD code requires two year time limit for project to be platted. It was approved that additional renewals be granted, as necessary, due to the magnitude of the project.

III. 1. Access to both school sites (middle and elementary schools) shall be complete and predetermined prior to any plat approval of either phase of this property. It was required that pedestrian access be provided for the middle school site on the southwest portion of the school site. Vehicular and pedestrian access be provided for the elementary school in Section 11. (Please note the request by Broken Arrow Schools for a screening and vegetation fence on the middle school property.)

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Action by the Council is recorded in the minutes of the meeting of August 1, 1988. Once again, the Ordinance approving this PUD and zoning case cannot be proposed, nor presented to the City Council, until the legal description of all tracts is submitted to the City.

Should you have any questions regarding this matter, please contact me.

Sincerely,

Farhad K. Daroga

Farhad K. Daroga
City Planner

FKD:lcf
Enclosure

cc: Randy Heckenkemper

DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED DWELLINGS

Single family detached structures intended for individual lot ownership.

- | | |
|---|------------------------|
| - Minimum Lot Size | 7,000 sq. ft. |
| - Maximum Building Height | 2½ stories |
| - Minimum Yard if Abutting Arterial
and Non-Arterial Public Street | 25 ft. |
| - Minimum Lot Frontage | 60 ft. (at bldg. line) |
| - Minimum Lot Depth | 115 ft. |
| - Maximum Building Coverage | 60% |
| - Minimum Rear Yard | 20 ft. |
| - Minimum Side Yards | 5 ft. |

PUD 66, BAZ 1090.
C.C. Aug. 1, 1988