



City of Broken Arrow

Request for Action

File #: 18-915, Version: 1

Broken Arrow Planning Commission

08-09-2018

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding PUD-280 (Planned Unit Development) and BAZ-2010 (Rezoning), The Villages at Seven Oaks South, 11.34 acres, A-1 to RS-3 (BAZ-1622) to RS-3 to RS-4/PUD-280, located one-quarter mile east of 9th Street, south of New Orleans Street

Background:

Applicant: AAB Engineering, LLC
Owner: Seven Oaks South, LLC
Developer: Seven Oaks South, LLC
Engineer: AAB Engineering, LLC
Location: One-quarter mile east of 9th Street, south of New Orleans Street
Size of Tract 11.34 acres
Present Zoning: A-1 to RS-3 (via BAZ-1622)
Proposed Zoning: PUD-280/RS-4
Comp Plan: Level 2 (Urban Residential)

Planned Unit Development (PUD) 280 and BAZ-2010 involve an 11.34 acre undeveloped tract located one-quarter mile east of 9th Street, south of New Orleans Street. Applicant is requesting that the zoning on the unplatted property be changed from A-1 to RS-3 (via BAZ-1622) to RS-4/PUD-280. BAZ-1622 was approved by the City Council on March 15, 2004, subject to the property being platted. On October 4, 2004, PUD-149, a request to amend the development standards of the RS-3 zoning district was tabled by the City Council. No further action was taken on this request. A preliminary plat, The Villages at Seven Oaks South, has been submitted in conjunction with this PUD request.

With PUD-280, applicant is proposing to develop a privately gated neighborhood with up to 57 lots. The conceptual layout submitted with the PUD-280 shows 47 lots within the boundaries of the PUD. The preliminary plat shows 57 lots. The 10 lots facing South 12th Place, East New Orleans Place and South 13th Place are not included in the PUD and rezoning request and will remain zoned RS-3.

This subdivision will have private streets, owned and maintained by the homeowners association. The primary entry to the subdivision will be from East Quantico Street. Emergency crash gates will provide an emergency access to and from the subdivision on Roanoke Place and at the proposed East Orlando Street stub street to the

west.

As part of the development, South 12th Place is proposed to be approximately 1,246.01 in length. This is an exception to the Engineering Design Criteria which states that minor residential streets are limited to 900 linear feet in length before they must connect to a major street. The street is designed so that when residents enter the subdivision, they must turn left or right. Neither the north or south segment individually exceed the 900 feet requirement.

PUD-280 is proposed to be developed in accordance with the RS-4 development standards with the following modifications:

- Minimum lot width decreased from 55 feet to 52 feet.
- Minimum lot size decreased from 6,500 square feet to 6,200 square feet.
- All streets within the PUD area shall be privately maintained by the Homeowner's Association.
- South 12th Place will be allowed to exceed the 900 feet block length. A variance to the Engineering Design Criteria will be requested during the engineering review.

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	RS-3	Aspen Ridge addition
East	Level 2	RS-3	Seven Oaks South Single-Family Subdivision
South	Level 2	RS-3	Seven Oaks South Single-Family Subdivision
West	Level 2	A-RE and A-1	Single-Family Homes and Undeveloped

According to the FEMA Maps, none of this property is located in the 100 year floodplain. Water and Sanitary Sewer are available from the City of Broken Arrow.

The property associated with PUD-280 and BAZ-2010 is shown in the Comprehensive Plan as Level 2. The RS-4 zoning requested with BAZ-2010 and incorporated into PUD 280 is considered to be in compliance with the Comprehensive Plan in Level 2.

Attachments: Case map
Aerial photo
Comprehensive Plan
PUD 280 Design Statement
The Villages at Seven Oaks South Preliminary Plat

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff

recommends that PUD-280 and BAZ-2010 be approved, subject to the property being platted.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

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