



## BROKEN ARROW PLANNING COMMISSION

MEETING OF: 11-30-2006

**TO:** CHAIRMAN AND BOARD MEMBERS  
**FROM:** OFFICE OF THE CITY PLANNER  
**SUBJECT:** ST06-155, DN04-178, FOREST CREEK PATIO HOMES  
SITE AND LANDSCAPE PLAN, 24.36 ACRES, 128  
LOTS, ¼ MILE EAST OF GARNETT ROAD (113<sup>TH</sup> E.  
AVENUE), NORTH OF HOUSTON STREET (81<sup>ST</sup>  
STREET)

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<b>Background:</b>	<b>Applicant:</b>	Tully Dunlap for Forest Creek Development Company, LLC
	<b>Owner:</b>	Forest Creek Development Company, LLC
	<b>Developer:</b>	Forest Creek Development Company, LLC
	<b>Engineer:</b>	Sanders Engineering, Inc.
	<b>Location:</b>	¼ mile east of Garnett Road (113 <sup>th</sup> E. Avenue), north of Houston Street (81 <sup>st</sup> Street)
	<b>Size of Tract:</b>	24.36 acres
	<b>Number of Lots:</b>	128
	<b>Present Zoning:</b>	R-5/PUD 146B
	<b>Comp Plan:</b>	Level 3

Applicant has submitted a site plan and landscape plan for Forest Creek Patio Homes. The property is located ¼ mile east of Garnett Road, north of Houston Street. The proposed 24.36-acre development will have 128 lots in 19 blocks. The site is part of the Forest Creek mixed use development (PUD 146) and has an underline zoning of R-5. PUD 146 was divided into four development areas. Development Area 3, where Forest Creek Patio Homes is located, is for residential (attached patio homes).

The site plan submitted meets the requirements of PUD 146B. The main entry into this 128-unit development will be gated off of Houston Street. Houston Street is a secondary arterial street with 100 feet of right-of-way. The call box is shown to be located 18 feet from the Houston Street right-of-way line. According to City of Broken Arrow street and roadway standards, the face of the curb of on a secondary arterial street will ultimately be located 17.5 feet from the right-of-way line. Therefore, when Houston Street is ultimately widened to five lanes, the call box will be located 35.5 feet from the curb face. This allows room for only one vehicle to be located outside the street pavement. With 128 dwelling units, there is high probability that there will be multiple occasions when more than one vehicle will be located at the call box, which will cause vehicles to be queued into the arterial street. This is a safety concern that has been pointed out previously to the applicant. Staff has recommended that the call box be located 60 feet from the street right-of-way.

Several of the streets and the secondary access point have “L-shaped” turnaround facilities. These can become parking lots, drives and areas for recreational vehicles to be parked, which would prevent emergency vehicles, utility service

ACTION: APPROVAL: \_\_\_\_ APPROVAL W/ CONDITION: \_\_\_\_ DENIAL: \_\_\_\_ TABLED: \_\_\_\_ VOTE: \_\_\_\_

and sanitation trucks from having room to turnaround.

The landscape plan shows trees to be located close to the high-pressure pipelines that are located on this property. In the past, pipeline companies have not wanted trees located over their pipeline.

**Attachments:** Site Plan submitted by applicant  
Landscape plan submitted by applicant

**Recommendation:** Applicant has proposed an entryway design with a call box location that is different than what Staff has recommended. Staff is concerned about the safety of this design and the potential for accidents that it creates. Staff can recommend that ST06-155 be approved only subject to the following conditions:

1. Main entryway design and call box location shall be signed and sealed by a licensed engineer. In addition, the following note shall be placed on the drawing, "The City of Broken Arrow assumes no liability for the design of this entryway and call box location." (*Staff has recommended a 60 ft. setback for the call-box*).
2. "No Parking" signs shall be placed at the end of each turnaround facility, including the one adjacent to the secondary access point. The location of the "No Parking" signs shall be shown on revised site plan. The cost for the "No Parking" signs is the responsibility of the applicant. And enforcement of No Parking shall be specified in the private covenants to be the responsibility of the Property Owners Assoc.
3. Pipeline easements shall be shown on the revised landscape plan. Where landscaping is shown to be located in any pipeline easement, applicant shall provide to the Development Services Department a letter from that pipeline company that they take no exception to the landscape material being located within their easement.
4. At least three paper copies and one electronic copy (PDF format) of the revised site plan and landscape plan meeting all the conditions listed above shall be submitted to Development Services for departmental review prior to receiving a building permit.

**Reviewed & Revised by:**

**Farha**

FKD