

- Front yard setback reduced from 30 feet to 25 feet.
- Rear yard setback reduced from 25 feet to 20 feet.
- Side yard abutting a street increased from 15 feet to 20 feet.
- All interior side yards NOT abutting a street reduced from 15 feet to 5 feet.

Water to this development will be provided by Wagoner County Rural Water District 4. Public sanitary sewer service is not available. As with Kensington Ridge to the south, sewer will be served by individual, on-site aerobic systems approved by the Oklahoma Department of Environmental Quality.

Streets within PUD-262 shall be placed in a minimum 60-foot right-of-way, with a minimum of 26-feet of paving. Streets shall be constructed to meet modified standards for minor residential streets with borrow ditches, without curbs or sidewalks, subject to approval by the City of Broken Arrow. This will be regulated by Broken Arrow Engineering Design Criteria.

The property is designated as Level 1 in the Comprehensive Plan. RS-1 zoning is considered to be in accordance with Comprehensive Plan in Level 1. According to the FEMA maps, none of the property is located in a 100-year floodplain.

The Planning Commission, in their meeting of May 11, 2017, recommended conditional approval (4-0 vote) of PUD-262 and BAZ-1979. No one spoke against this item. Planning Commission and Staff recommend that PUD-262 and BAZ-1979 be approved, subject to the PUD submitted May 24, 2017 and the property being platted.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner

Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case map
Aerial photo
PUD 256 design statement and site plan
Comprehensive Plan
IFC Section D107.1

Recommendation:

Approve PUD-262 and BAZ-1979 as recommended by Planning Commission and Staff.

LRC:ALY