

# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 17-2300 **Name:** 

Type: General Business Status: Agenda Ready

File created: 6/6/2017 In control: Broken Arrow City Council

On agenda: 6/15/2017 Final action:

Title: Consideration, discussion, and possible approval of PUD-261 (Planned Unit Development) and BAZ-

1978 (Re-Zoning), Chestnut Creek, +/-11.06 acres, PUD-261/RS-2, one-guarter of a mile west of the

northwest corner of Jasper Street and Aspen Avenue

**Sponsors:** 

Indexes:

Code sections:

Attachments: 1. 1-PC PUBLISHED FACT SHEET.PUD 261& BAZ 1978, 2. 2-CASEMAP.PUD 261&BAZ 1978, 3. 3-

AERIAL MAP PUD 261 & BAZ 1978, 4. 4-Comp Plan, 5. 5-Chestnut Creek (17-011.00) - Revised PUD Text 5.4.2017, 6. 6-Chestnut Creek (17-011.00) - Exhibit 'A' - Conceptual Site Plan, 7. 7-Chestnut Creek (17-011.00) - Exhibit 'B' - Development Area Plan, 8. 8-Chestnut Creek (17-011.00) - Exhibit 'C' - Existing conditions Plan, 9. 9-Chestnut Creek (17-011.00) - Exhibit 'D' - Existing Zoning

and Surrounding Land Use Plan

 Date
 Ver.
 Action By
 Action
 Result

 6/15/2017
 1
 Broken Arrow City Council
 approved
 Pass

Broken Arrow City Council Meeting of: 06-15-2017

To: Mayor and City Council Members From: Development Services Department

Title:

Consideration, discussion, and possible approval of PUD-261 (Planned Unit

Development) and BAZ-1978 (Re-Zoning), Chestnut Creek, +/-11.06 acres, PUD-261/RS-2, one-quarter of a mile west of the northwest corner of Jasper Street and

Aspen Avenue

## **Background:**

Planned Unit Development (PUD)-261 involves approximately 11.06 acres of undeveloped and unplatted property, located one-quarter of a mile west of the northwest corner of Jasper Street and Aspen Avenue. BAZ-1978, a request to rezone this property from A-1 (Agriculture) to RS-2 (Single-Family Residential), has been submitted in conjunction with PUD-261. These applications have been submitted for a proposed 34 single-family attached and detached residential development.

This property was annexed into Broken Arrow City Limits on August 4, 2003 with Ordinance 2558 and was zoned A-1. Per the Broken Arrow Zoning Ordinance, whenever any vacant lot, parcel, or tract of land is annexed into the City of Broken Arrow, said territory shall be classified as "A-1," Agricultural District. On December 3, 2007, the City Council approved BAZ-1788 to change the zoning on part of the property associated with PUD-261 to R-2S. BAZ-1788 was approved, subject to platting. The property was never platted; as a result, the zoning remains A-1.

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According to the FEMA maps, the north part of the property is located in a 100-year floodplain area of Aspen Creek. This area will be left as open space, which is in accordance with the Comprehensive Plan.

The property is designated as Levels 2 and Greenway/Floodplain in the Comprehensive Plan. RS-2 zoning is considered to be in accordance with Comprehensive Plan in Level 2 when it is an extension of an adjacent RS-2 or RS-3 district and would not preclude access to a potential higher intensity use from an arterial street. Therefore, the development regulations proposed with PUD-261 are in accordance with the Comprehensive Plan.

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 261 be approved, subject to the property being platted. The residential portion of the property that is located outside the 100-year floodplain shall be designated as RS-2, and the portion of the property that is located inside the 100-year floodplain shall be designated as FD.

PUD-261 and BAZ-1978 were recommended for approval (3-0) by the Planning Commission in their meeting of May 25, 2017. One person spoke against this item at the Planning Commission meeting, expressing concerns about the location of utilities along the west of the property line, (abutting the Iron Horse subdivision) and potential drainage problems.

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 from May 25, 2017

Case map Aerial photo Comprehensive Plan

PUD-261 design statement Conceptual Site plan and exhibits

### **Recommendation:**

Approve PUD-261 and BAZ-1978, Chestnut Creek, as recommended by Planning Commission and Staff.

LRC:ALY