



City of Broken Arrow

Request for Action

File #: 17-2231, **Version:** 1

**Broken Arrow City Council
Meeting of: 06-05-2017**

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

Approval of PUD-262 (Planned Unit Development) and BAZ-1979 (Rezoning), Kensington Ridge II, 39.87 acres, A-1 to RS-1/PUD-262, one-quarter mile north of Houston Street, one-quarter mile west of Oak Grove Road

Background:

Planned Unit Development (PUD) 262 and BAZ-1979 involve 39.87 acres of undeveloped and unplatted property located one-quarter mile north of Houston Street and one-quarter mile west of Oak Grove Road. Up to 60 single family detached residential units are proposed in conjunction with this PUD and rezoning request.

Access to Kensington Ridge II is through two stub streets in Kensington Ridge which will be extended by this development. Additional stub streets will be platted to the west, north, and/or east for improved connectivity to future development. Per Section D107.1 of the International Fire Code, "Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3". The conceptual site plan submitted with PUD-262 shows only one entry off of Houston Street through the existing Kensington Ridge subdivision. This item does not affect the PUD and rezoning, and will be addressed during platting.

The property will be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the RS-1 district except for the following modifications:

- Minimum lot frontage on wedge-shaped lots reduced from 85 feet to 70 feet.
- 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