



City of Broken Arrow

Request for Action

File #: 17-2300, **Version:** 1

**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.

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