



City of Broken Arrow

Request for Action

File #: 16-786, Version: 1

**Broken Arrow Planning Commission
07-28-2016**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD 244A, a request for a minor amendment to PUD 244, Aspen Ridge, 26.29 acres, A-1 to PUD 244A/RS-3, one-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue

Background:

Applicant: Erik Enyart, Tanner Consulting, LLC
Owner: Stone Horse Development, LLC
Developer: Stone Horse Development, LLC
Engineer: Tanner Consulting, LLC
Location: One-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue
Size of Tract 26.29 acres
Number of Lots: 1
Present Zoning: A-1
Comp Plan: Level 2 and Greenway/Floodplain

Planned Unit Development (PUD) 244A is a request for a minor amendment to PUD 244 that was approved by the City Council on January 5, 2016. The property contains 26.29 acres located one-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue. PUD 244 was approved along with BAZ 1949, a request to change the underlying zoning from A-1 to RS-3, subject to the property being platted.

Aspen Ridge, as part of PUD 244 was proposed to be a gated community with private streets. With PUD 244A, applicant is proposing to change the streets from private to public. This is the only change being requested with PUD 244A. A revised conditional plat for Aspen Ridge has been submitted in conjunction with this request for a minor amendment to PUD 244A. The property is undeveloped and unplatted.

HISTORY

The property is currently zoned A-1. On December 3, 2007, the City Council approved BAZ 1788 to change the zoning on part of the property associated with PUD 244 to R-2S. BAZ 1788 was approved subject to platting. The property was never platted; as a result, the zoning was not changed.

The north part of the property is located within an area that was included with BAZ 1781 and PUD 181. BAZ 1781 and PUD 181 were approved by the City Council on October 15, 2007, subject to the property being

platted. The underlying zoning requested with BAZ 1781 was R-3S. Part of PUD 181 was platted as the Spring Creek Addition. However, the property associated with PUD 244 that is located within PUD 181 has not been platted and is located on the south side of a floodplain area. This property is located outside the 100-year floodplain, but because it is located on the south side of the creek, it can only be used as open space in the Spring Creek addition. This property was not associated with any density requirements associated with PUD 181. Since it has not been platted, it is still zoned A-1. On January 5, 2016, the City Council abrogated BAZ 1788 along with the portion of the property associated with PUD 244 that was located in the area of PUD 181 and BAZ 1781.

Two Development Areas, A and B, were proposed with PUD 244, and they remain the same with PUD 244A. Development Area A, which is adjacent to Aspen Avenue, will be developed in accordance with the use and development regulations of the RS-3 district. No changes are requested to the RS-3 development regulations with PUD 244A. A 10-foot wide landscape reserve area will be provided adjacent to Aspen Avenue with landscaping provided in accordance with the Zoning Ordinance. The landscape reserve area and fence along Aspen Avenue will be owned and maintained by the homeowners association. The main access to the development will be from Aspen Avenue. In addition, there will be a stub street to the north and to the south for future connectivity.

Development Area B contains the 100-year floodplain of Aspen Creek. Development Area B will be developed in accordance with use and development regulations of the FD (Floodplain District). The only permitted uses are open space and passive recreation.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 2	A-1	Undeveloped and 100-year floodplain
East	Level 2	A-1	Undeveloped
South	Level 2	A-1	Undeveloped and large lot single-family residential
West	Level 2	RS-3 and FD	Iron Horse addition

Attachments: Case map
Aerial photo
Comprehensive Plan map
PUD 244A design statement and conceptual site plan

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 244A, a request for a minor amendment to PUD 244 be approved as presented, subject

to the property being platted.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM