



City of Broken Arrow

Request for Action

File #: 16-1530, **Version:** 1

Broken Arrow Planning Commission
01-12-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD 66G, Spring Hill at Forest Ridge, a request for a minor amendment to PUD 66, 34.14 acres, R-1/PUD 66 to R-1/PUD 66G, south of Kenosha Street, one half mile west of Oak Grove Road

Background:

Applicant: Tim Terral, TEP
Owner: The Robson Companies
Developer: Tulsa Engineering & Planning Associates, Inc.
Engineer: Tulsa Engineering & Planning Associates, Inc.
Location: South of Kenosha Street, one half mile west of Oak Grove Road
Size of Tract 34.14 acres (2.32 acres for Wellstone Park)
Number of Lots: 102
Present Zoning: R-1/PUD 66
Comp Plan: Level 2

Planned Unit Development (PUD) 66G is a request for a minor amendment to PUD 66 to reduce the side yard building setback lines from 5ft./10ft. to 5ft./5ft. and reduce the corner lot side yards from 20-feet to 15-feet as shown in the Conceptual Site Plan.

The proposed development, Spring Hill at Forest Ridge, is located south of Kenosha Street, about one half mile west of Oak Grove Road for 102 single-family lots on 31.82 acres. Between this proposed subdivision, Spring Hill at Forest Ridge, and the subdivision to the west, Wellstone II, there will be a 2.32-acre park for the common use of the neighborhoods. This park will be maintained by the Forest Ridge Homeowner's Association and will not be platted.

Kenosha Street right-of-way and utility easements along the north frontage of Wellstone Park will be dedicated with the Spring Hill at Forest Ridge plat. A five-foot wide sidewalk will be constructed in accordance with the Subdivision Regulations along the platted area on the south side of Kenosha Street and along the north frontage of Wellstone Park at the time of construction of Spring Hill at Forest Ridge. This minor amendment to the PUD will only affect the proposed Spring Hill at Forest Ridge subdivision. Future developments will be evaluated as needed.

PUD 66, which encompassed 660 acres, was approved by the City Council on August 2, 1988. Since the approval of PUD 66, there have been three major amendments and three minor amendments to the PUD.

The property is designated as Level 2 in the Comprehensive Plan. The changes in side yard building line setbacks as presented above and in PUD 66G are considered to be in compliance with the Comprehensive Plan in Level 2.

Attachments: Case map
Aerial photo
Comprehensive Plan
PUD 66G Design Statement and Conceptual Site plan
PUD 66 Information

Recommendation:

Staff recommends that PUD 66G be approved, subject to the property being platted.

Reviewed and Approved By: Michael W. Skates

MWS:ALY