



City of Broken Arrow

Request for Action

File #: 17-1755, **Version:** 1

Broken Arrow City Council
Meeting of: 02-07-2017

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

Consideration, discussion, and possible approval of PUD-256 and BAZ-1969, Whiskey Ridge, 142.16 acres, A-1 to RS-3/PUD-256, southeast corner of 23rd Street and Rockford Street

Background:

Planned Unit Development (PUD) 256 and BAZ-1969 involve 142.16 acres of undeveloped and unplatted property located on the southeast corner of 23rd Street and Rockford Street with the west part of the property located within 100-year floodplain of Spunky Creek. This PUD and rezoning request is for a proposed 450 single-family, detached residential subdivision. A preliminary plat, Whiskey Ridge, has been submitted in conjunction with PUD 256 and BAZ-1969.

Water to this development will be provided by Wagoner County Rural Water District 4. Sanitary sewer service will be provided by Green Country Sewer. A lift station will be required to be installed to serve the property. The waste water treatment facility for Green Country is located next to the southeast corner of Whiskey Ridge.

This property is designated as Level 2 (Urban Residential) and Greenway/Floodplain in the Comprehensive Plan. RS-3 zoning is considered to be in accordance with Comprehensive Plan in Level 2. The 100-year floodplain of Spunky Creek will be left as open space, which is in accordance with the Comprehensive Plan.

The Planning Commission, in their meeting of January 12, 2017, reviewed and recommended approval (4-1 vote) of PUD-256 and BAZ-1969, subject to the conditions recommended by Planning Commission and Staff. Several people spoke in opposition of this application, voicing concerns about existing flooding of 23rd Street, drainage problems from Renaissance Park, drainage studies, increased traffic and emergency services.

City staff and the Developers consultant provided answers to the citizens questions. The Developer stated that there are 450 lots planned in 2 phases with an ultimate build out of 7 to 10 years.

Following the meeting, city staff contacted Tulsa County and spoke with County Engineer Tom Rains. Tom said that they originally had 3 projects planned, 41st Intersection, 31st Intersection and 2 miles of road widening from 31st to 51st. However, they cut the 2 miles of roadway out of their vision funding budget request. Tulsa County did approve both intersections for design and construction but neither have started yet waiting on vision excess funds to arrive later this year.

Tulsa County hopes to have the intersection improvements completed by the start of 2019. Both intersections will be improved with left turns and signals similar to 51st and County Line (Omaha and 23rd Street).

City staff also contacted the City of Tulsa to see if a Master Drainage Study had been performed for Spunk Creek. Stormwater Manager and Floodplain Manager Bill Robison said Tulsa does have a Spunky Creek Master Drainage Report. The report identifies current structure locations, 100-year storm elevations, size of structures to pass the 100-year storm, costs, etc. Spunky Creek is the main drainage tributary running adjacent to and parallel with 23rd Street. It originates near Omaha and runs north draining into Bird Creek up around the I-44 and Creek Turnpike interchange. A portion of 23rd between Rockford Street and Dearborn Street are in the 100-year flood plain.

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: 1-Planning Commission Fact Sheet
2-Case Map
3-Aerial
4-Comprehensive Plan
5-PUD 256 Design Statement and Site Plan

Recommendation:

Approve PUD-256 and BAZ-1969, Whiskey Ridge, subject to the recommendation of the Planning Commission and Staff and the property being platted.

ALY/KJF