



City of Broken Arrow

Request for Action

File #: 17-2186, **Version:** 1

Broken Arrow Planning Commission
05-11-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD-262 and BAZ-1979, 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:

Applicant: Erik Enyart, Tanner Consulting, LLC
Owner: Green Property Management, INC
Developer: Green Property Management, INC
Engineer: Tanner Consulting, LLC
Location: One-quarter mile north of Houston Street, one-quarter mile west of Oak Grove Road
Size of Tract: 39.87 acres
Number of Lots: 60 proposed
Present Zoning: A-1
Proposed Zoning: RS-1/PUD-262
Comp Plan: Level 1

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 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.

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	R-1/PUD-66	Undeveloped
East	Level 1	A-1	Undeveloped
South	Wagoner County	RS 22.5	Kensington Ridge Residential Subdivision
West	Level 2	A-1	Undeveloped

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 the standards of Tulsa County for minor residential streets with borrow ditches, without curbs or sidewalks. 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.

Attachments: Case map
Aerial photo
PUD 256 design statement and site plan
Comprehensive Plan
IFC Section D107.1

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-262 and BAZ-1979 be approved, subject to the property being platted.

Reviewed by: Larry R. Curtis
Approved by: Michael W. Skates
LRC: ALY