



City of Broken Arrow

Request for Action

File #: 17-2189, **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-261 & BAZ-1978, 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:

Applicant: Tim Terral, TEP
Owner: Capital Homes Residential Group, LLC
Developer: Capital Homes Residential Group, LLC
Engineer: TEP
Location: One-quarter of a mile west of the northwest corner of Jasper Street and Aspen Avenue
Size of Tract +/- 11.06 acres
Number of Lots: 34 proposed
Present Zoning: A-1
Proposed Zoning: RS-2/PUD-261
Comp Plan: Level 2 and Greenway/Floodplain

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.

PUD-261 SUMMARY

PUD-261 divides the property into two development areas, Development Area 'A' and Development Area 'B'. Development Area A, will be for single-family attached and detached residential units. It will be developed in accordance with RS-2 development regulations except as follows:

- Minimum lot frontage reduced from 70 feet to 40 feet at building line.
- Minimum lot size reduced from 8,000 square feet to 4,400 square feet.
- Rear yard setback reduced from 20 feet to 10 feet
- Side yard (single-family attached) reduced from 10/5 feet to 0 feet (internal) and 5 feet (end unit).
- Side yard (single-family detached) reduced from 10/5 to 5/5 feet or 0/10 feet.
- Minimum building separation is 10 feet.
- Side, Corner Lots reduced from 25 feet to 15 feet.

Development Area B, will be left as Open Space/Sidewalks.

- Permitted uses will be for open space, passive and active recreation.
- The proposed open space will be approximately 3 acres.

The conceptual site plan shows two points of access to Jasper Street. No residential lot will have direct access to either Jasper Street or Aspen Avenue.

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 and Greenway / Floodplain	A-1	Agricultural Use
East	Level 3	A-RE	Large unplatted single family residential
South	Levels 3 & 4	RD & CG	The Park at Willow Springs & unplatted and undeveloped commercial property.
West	Levels 2	R-3	Iron Horse Ranch

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.

The applicant contacted Staff regarding this application and requested it to be continued to the May 25, 2017 to allow time to conduct a meeting with surrounding property owners regarding this project.

Attachments: Case map
Aerial photo
Comprehensive Plan
PUD-261 design statement
Conceptual Site plan and exhibits

Recommendation:

Continue PUD-261 and BAZ-1978 to the May 25, 2017 Planning Commission meeting, per the applicant's request.

Reviewed by: **Larry R. Curtis**

Approved by: **Michael Skates**

LRC