



# City of Broken Arrow

## Request for Action

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**File #:** 17-2224, **Version:** 1

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**Broken Arrow City Council**  
**Meeting of: 05-16-2017**

**To:** Mayor and City Council Members  
**From:** Development Services Department  
**Title:** Consideration, discussion, and possible approval of PUD-260 (Planned Unit Development), Aspen Crossing, 49.52 acres, RS-3, RD & CG/PUD-260, northeast corner of Jasper Street and Aspen Avenue

**Background:**

Planned Unit Development (PUD)-260 involve 49.52 acres of undeveloped and unplatted property located on the northeast corner of Jasper Street and Aspen Avenue. Approximately 262 single family attached and detached residential units are proposed in conjunction with this PUD request. The east part of the property is located within 100-year floodplain of Aspen Creek. The 100-year floodplain will be left as open space.

The residential portion of the project site was originally approved by the Broken Arrow City Council on December 3, 2007 as PUD-183 and BAZ-1789 subject to the property being platted. A subsequent major amendment, PUD-183A, was approved on March 23, 2010. Since this property was never platted, PUD-183 and PUD-183A have expired. BAZ-1789, the request to rezone the property from A-1, R-2 and A-R-2 to RS-3 does not expire, but has not been changed by ordinance due to the property remaining unplatted. The property was annexed into Broken Arrow City Limits on May 21, 2001 with Ordinance 2361.

PUD-260 is essentially the same as the previously approved PUD-183, with the exception of an additional 5-acre parcel on the corner of Jasper Street and Aspen Avenue. BAZ-1793, a request to rezone this 5-acre parcel from A-1 to CG was approved by the City Council on January 22, 2008, subject to the property being platted. The property remains unplatted. Portions of Tracts 1 and 2 are currently platted as Lot 1, Block 8 of Southtowne Estates. Covenant restrictions for this parcel are in conflict with the development proposed by PUD-260.

The property is designated as Levels 2, 3, and Greenway/Floodplain in the Comprehensive Plan. RS-3 zoning is considered to be in accordance with Comprehensive Plan in Level 2 and possible in Level 3. According to the Comprehensive Plan, RS-3 zoning is in accordance with the Comprehensive Plan 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. The portion of the property located in Level 3 abuts Jasper Street on the south and will be adjacent to RS-3 on the north. Therefore, the development regulations proposed with PUD-260 are in accordance with the Comprehensive Plan.

The Planning Commission, in their meeting of April 27, 2017 reviewed and recommended approval (4-0 vote) of PUD-260, subject to the following conditions recommended by staff.

1. Property being platted.

2. The residential portion of the property that is located outside the 100-year floodplain shall be designated as RS-3, the commercial area shall be designated CN, and the portion of the property that is located inside the 100-year floodplain shall be designated as FD.
3. Lot 1, Block 8 of Southtowne Estates, which has been included in PUD-260, shall be removed from that plat or the covenants and restrictions of the plat shall be modified to allow this lot to be included within PUD-260.

Six people from the audience, spoke regarding this application, voicing concerns about traffic, property value, flooding, access points, screening fence design and commercial development on the corner. One speaker presented a powerpoint presentation which has been provided with this Staff report.

**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-Fact sheet from Planning Commission  
2-Case map  
3-Aerial photo  
4-Comprehensive Plan  
5-PUD 260 design statement  
6-Conceptual Site plan and exhibits  
7-Southtowne Estates recorded plat  
8-PDF of Powerpoint presented Virgil VanDusen at Planning Commission

**Recommendation:**

Approve PUD-260, Aspen Crossing, as recommended by the Planning Commission and Staff.

LRC: ALY