



City of Broken Arrow

Request for Action

File #: 17-2344, **Version:** 1

Broken Arrow Planning Commission
07-13-2017

To: Chairman and Commission Members
From: Development Services Department

Title: Approval of PT17-105, Preliminary Plat, Aspen Crossing, 167 lots, 44.52 acres, A-1, R-2 and A-R-2 to RS-3, RD, and PUD-260, north and east of the northeast 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: North and east of the northeast corner of Jasper Street and Aspen Avenue
Size of Tract 44.52 acres
Number of Lots: 167
Present Zoning: A-1, R-2 and A-R-2
Proposed Zoning: RS-3, RD and FD/PUD-260
Comp Plan: Levels 2, 3, and Greenway/Floodplain

The preliminary plat of Aspen Crossing contains 44.52 acres located north and east of the northeast corner of Jasper Street and Aspen Avenue. The property is part of PUD 260 that was approved by the City Council on May 16, 2017, subject to the property being platted. The zoning on this property was originally approved by the Broken Arrow City Council on December 3, 2007, as part of PUD 183 and BAZ 1789. PUD 183 and BAZ 1789, a request to change the zoning on the property from A-1, R-2, and AR-2 to RS-3 were approved, subject to the property being platted, and any portion of the property located in the 100-year floodplain being zoned FD (Floodplain District).

A subsequent major amendment, PUD 183A, was approved on March 23, 2010, along with BAZ 1842, a request to change the zoning on 14.10 acres from A-1, AR-2, and R-2 to RD. PUD 183A and BAZ 1842 were approved subject to the property being platted and any portion of the property located in the 100-year floodplain being zoned FD. The property was never platted, and as a result, PUD 183 and PUD 183A expired. BAZ 1789 and BAZ 1842, the request to rezone the property from A-1, R-2 and A-R-2 to RS-3, RD, and FD did not expire. Since the property has not been platted, no ordinances have been prepared to change the zoning on the property. A preliminary plat, Aspen Crossing East, was approved by the Planning Commission on this property on January 10, 2008, but the platting process never went any further.

Aspen Crossing is proposed to contain 167 lots consisting of single family detached and attached units. The west part of the property, which contains 91 lots, will be single family detached homes with public streets. A gated neighborhood consisting of 76 lots with private streets will be developed in the southeast portion of the

property. In accordance with PUD 260, both single family detached and single family attached units can be constructed in this area.

Part of the property associated with Aspen Crossing has been platted as Lot 1, Block 8, Southtowne Estates. Applicant is in the process of vacating this lot.

The east part of Aspen Crossing is located in the 100-year floodplain of an unnamed stream. All of the property located in the 100-year floodplain has been placed in reserve areas. The zoning on reserve areas will become FD (Floodplain District) after the plat is recorded and an ordinance is prepared.

Water and sanitary sewer service to the addition will be provided by the City of Broken Arrow.

Attachments: Checklist
Preliminary plat and covenants
Conceptual utility plan
Draft document to vacate Lot 1, Block 8, Southtowne Estates

Recommendation: Staff recommends PT17-105, preliminary plat for Aspen Crossing, be approved subject to the attached checklist.

Reviewed By: Larry Curtis

Approved By: Michael Skates

BDM