



City of Broken Arrow

Request for Action

File #: 17-2715, Version: 1

**Broken Arrow City Council
Meeting of: 10-03-2017**

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

Approval of PUD-265 (Planned Unit Development) and BAZ-1985 (Rezoning), Woods of Jasper Estates, 27.97 acres, A-1 to RS-2/PUD-265, north and west of the northwest corner of Jasper Street and 23rd Street

Background:

Planned Unit Development (PUD) 265 and BAZ-1985 involve 27.97 acres of undeveloped and unplatted property located north and west of the northwest corner of Jasper Street and 23rd Street. Up to 28 single-family detached residential units in a gated community are proposed in conjunction with this PUD and rezoning request.

Access to Woods of Jasper Estates is through two entrances, one onto Jasper Street and one onto 23rd Street. The entrances will be designed in accordance with the Broken Arrow Subdivision Regulations with two outbound lanes and one inbound lane outside of the proposed gates.

Streets within PUD-265 shall be constructed to meet the Broken Arrow Engineering Standards with two exceptions. Pavement thickness will be as prescribed by Tulsa County Engineering Criteria. Since this is gated community, responsibility for the maintenance of the streets will fall to the Homeowner's Association. Second, storm drainage will be achieved through the use of borrow ditches instead of curb and gutter. The developer believes this will preserve the rural feel of the development. Sidewalks shall be constructed by the developer along Jasper Street and 23rd Street.

Water to this development will be provided by the City of Broken Arrow via an onsite distributions system designed to City of Broken Arrow standards and installed by the developer. Sewer will be served by individual, on-site aerobic systems approved by the Oklahoma Department of Environmental Quality.

In their meeting of September 14, 2017, the Broken Arrow Planning Commission recommended approval of PUD-265 and BAZ-1985 with a vote of 3-0, per Staff recommendation. Staff recommended approval of PUD-265 and BAZ-1985 subject to the property being platted. No one spoke against this item.

Cost: \$0

Prepared By: Amanda Yamaguchi, Plan Development

Reviewed By: Development Services Department

**Assistant City Manager, Operations
Legal Department**

Approved By: Michael L. Spurgeon, City Manager

**Attachments: Fact Sheet, Planning Commission
Case Map
Aerial Photo
PUD-265 text and exhibits
Comprehensive Plan
Ordinance No. 3460-Corrected**

Recommendation:

Approve PUD-265 and BAZ-1985 as recommended by Planning Commission and Staff.

LRC:ALY