



City of Broken Arrow

Request for Action

File #: 18-173, Version: 1

**Broken Arrow City Council
Meeting of: 01-16-2018**

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

Approval of PUD-269 (Planned Unit Development) and BAZ-1993 (Rezoning), Reserve at Aspen Ridge, 9.11 acres, A-1 to PUD-269/RS-3, located one-quarter mile north of Jasper Street, west of Aspen Avenue

Background:

Planned Unit Development (PUD) 269 and BAZ-1993 involve a 9.11 acre undeveloped tract located one-quarter mile north of Jasper Street, west of Aspen Avenue. Applicant is requesting that the zoning on the unplatted property be changed from A-1 to PUD-269/RS-3. A preliminary plat, Reserve at Aspen Park, was submitted in conjunction with this PUD request and approved by the Planning Commission on December 21, 2017, subject to an attached checklist.

With PUD-269, applicant is proposing to develop a privately gated neighborhood with up to 20 lots. The conceptual site plan submitted with the PUD-269, as well as the preliminary plat, show 19 lots. As part of the development, a cul-de-sac street of 960 lineal feet in length is proposed. This will be a private street, owned and maintained by the homeowners association. The Subdivision Regulations state that cul-de-sac streets are limited to 550 feet in length, but “that the Planning Commission may expressly grant permission for the developers to design for the construction of longer cul-de-sac streets.” The Planning Commission on December 21, 2017, approved the cul-de-sac being 960 feet in length. As part of PUD-269 it is acknowledged that each dwelling in the Reserve at Aspen Ridge will feature state-of-the-art sprinkler systems.

The proposed cul-de-sac street will connect into the Aspen Ridge neighborhood to the north. This addition, which contains 54 lots, has one point of access to Aspen Avenue. Consequently, with the addition of the 19 lots in the Reserve at Aspen Ridge, there will be 73 lots with one point of access to Aspen Avenue. However, there is a stub street to the north that does allow for a future second point of connection to Aspen Avenue. Furthermore, all the units in the Reserve at Aspen Ridge will have sprinkler systems, which meets the Fire Code requirements.

PUD-269 is proposed to be developed in accordance with the RS-3 development standards with the following modifications:

- Minimum lot width increased from 60 feet to 70 feet. (According to the preliminary plat and the conceptual site plan, most of the lots are 95 feet in width.)
- Minimum lot size increased from 7,000 square feet to 8,000 square feet. (According to the preliminary plat, most of the lots are over 13,000 square feet in size.)
- The side yard requirement are 5 feet on one side and 10 feet on the other, however, with PUD 269 there

must be at least 15 feet between the residential units.

- While the front yard setback is 25 feet, the width of the street right-of-way is reduced from 50 feet to 30 feet. As a result, the dwelling units will be 10 feet closer to the street.

The south part of the property is located in the 100-year floodplain of Aspen Creek. With PUD-269, the 100-year floodplain is placed in a reserve area. According to the design statement for PUD-269, the reserve area shall be subject to the use and development regulations of the FD district.

The property associated with PUD-269 and BAZ-1993 is shown in the Comprehensive Plan as Level 2 and Greenway Floodplain. The RS-3 zoning requested with BAZ-1993 and incorporated into PUD-269 is considered to be in compliance with the Comprehensive Plan in Level 2. The FD requirements associated with Reserve B in PUD-269 is considered to be in conformance with the Comprehensive Plan.

On December 21, 2017, the Planning Commission recommended approval (3-0 vote) of PUD-269 and BAZ-1993, subject to the property being platted, as recommended by Staff. Two individuals spoke regarding this case. Both acknowledged they were not in opposition to the rezoning, but expressed concerns about flooding and drainage, and additional traffic being placed on Aspen Avenue. In addition, they expressed a desire to preserve as many trees as possible to maintain a buffer with the surrounding properties.

Cost: \$0

Prepared By: Brent Murphy, Senior Planner

Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case map
Aerial photo
Comprehensive Plan
PUD 269 design statement submitted 12-12-2017
Aspen Ridge recorded plat

Recommendation:

Approve PUD-269 and BAZ-1993 as recommended by Planning Commission and Staff.

BDM