



City of Broken Arrow

Request for Action

File #: 18-1048, Version: 1

**Broken Arrow City Council
Meeting of: 09-04-2018**

Title:

Consideration, discussion, and possible approval of PUD-280 (Planned Unit Development) and BAZ-2010 (Rezoning), The Villages at Seven Oaks South, 11.34 acres, A-1 to RS-3 (BAZ-1622) to RS-3 to RS-4/PUD-280, located one-quarter mile east of 9th Street, south of New Orleans Street

Background:

Planned Unit Development (PUD) 280 and BAZ-2010 involve an 11.34 acre undeveloped tract located one-quarter mile east of 9th Street, south of New Orleans Street. Applicant is requesting that the zoning on the unplatted property be changed from A-1 to RS-3 (via BAZ-1622) to RS-4/PUD-280. A preliminary plat, The Villages at Seven Oaks South, was submitted in conjunction with this PUD request. The preliminary plat was tabled to the September 13, 2018 Planning Commission meeting due to issues with access.

With PUD-280, applicant is proposing to develop a privately gated neighborhood with up to 47 lots in the conceptual layout. The preliminary plat shows 57 lots. The 10 lots facing South 12th Place, East New Orleans Place and South 13th Place are not included in the PUD and rezoning request and will remain zoned RS-3.

PUD-280 proposed private streets, owned and maintained by the new development's homeowners association, with the primary entry to the subdivision from East Quantico Street. Emergency crash gates would provide an emergency access to and from the subdivision on Roanoke Place and at East Orlando Street to the west. During the Planning Commission meeting on August 9, 2018, concerns were raised, by residents of Seven Oaks South Phase I & II and Planning Commission, about the location of the entry gate. These concerns included increased traffic on existing streets and access to the gated entry being directly in front of existing homes in Phase I.

The developer held a meeting with several residents of Seven Oaks South Phase I & II on the Friday before the Planning Commission meeting, August 3, 2018. A letter was also sent on July 25, 2018 by the developer to residents, in an attempt to explain the new development.

The Planning Commission was very concerned with the primary access to the development being from Quantico Street and the effect the gates and increased traffic would have on existing homes, whose driveways would be in front of the private gates. Several members of the Planning Commission strongly indicated that they would prefer to see the primary entrance to the development come from 12th Place to the north. The preliminary plat that was presented at the same Planning Commission meeting as this PUD and rezoning request was continued to the September 13th meeting to allow the developer and engineer time to provide the alternate entrance on the plat. The access and circulation language has been modified to allow an alternative entrance toward the north end of the development. Placement of the entrance on 12th Place will necessitate a

major amendment to the PUD to increase the boundaries and allow direct access to 12th Place.

In their meeting of August 7, 2018, the Planning Commission recommended approval (3-1 vote) of PUD-280 & BAZ-2010 per Staff recommendation with the modification of the language in the access and circulation portion of the PUD to allow alternate access as agreed upon by Staff. Staff recommended approval of PUD-280 and BAZ-2010 subject to the property being platted.

Seven residents of the Seven Oaks South Phase I & II subdivisions spoke against PUD-280 and BAZ-2010. The main concerns of residents included the following:

- Size of lots
- Smaller and lower priced homes
- Vehicular access to the gated community must drive through the existing neighborhood
- Primary access to the gated community will block the driveways of existing homes on Quantico Street
- Increased traffic flow
- Access to the ponds on Reserve Area C
- Increased strain on community amenities such as the pool and clubhouse
- Value of existing homes in Phase I & II
- Police, fire and school bus access
- Increased burden on public schools

Cost: \$0

Funding Source: None

Requested By: Michael Skates, Development Services Director

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case map
Aerial photo
Comprehensive Plan
PUD-280 design statement and conceptual site plan
Letter to Residents from Developer presented to the Planning Commission
Modified Entrance Submitted 08-30-2018

Recommendation:

Approve PUD-280 & BAZ-2010 per Planning Commission and Staff recommendation with the added condition that the primary access to the development be derived from 12th Place.