



City of Broken Arrow

Request for Action

File #: 19-275, Version: 1

**Broken Arrow Planning Commission
02-28-2019**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD-280A (Planned Unit Development), 11.79 acres and BAZ-2023 (Rezoning), 0.43 acres, The Villages at Seven Oaks South, A-1 to RS-4/PUD-280A, located one-quarter mile east of 9th Street, south of New Orleans Street

Background:

Applicant: AAB Engineering, LLC
Owner: Seven Oaks South, LLC
Developer: Seven Oaks South, LLC
Engineer: AAB Engineering, LLC
Location: One-quarter mile east of 9th Street, south of New Orleans Street
Size of Tract 0.43 acres (BAZ-2023) and 11.79 acres (PUD-280A)
Present Zoning: A-1 to RS-3 (via BAZ-1622)
Proposed Zoning: PUD-280A/RS-4
Comp Plan: Level 2 (Urban Residential)

Planned Unit Development (PUD) 280A and BAZ-2023 involve an 0.43 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-280A. With PUD-280 and PUD-280A, the applicant is proposing to develop a privately gated neighborhood with up to 58 lots. The conceptual layout submitted with the PUD-280A shows 50 lots within the boundaries of the PUD.

This 0.43 acre tract is proposed to be added to PUD-280 which was conditionally approved by the City Council on September 4, 2018. PUD-280 was approved with the condition that primary access to the gated community be provided from 12th Place and not from the internal streets as initially submitted with PUD-280. The change in primary access required an amendment to PUD-280, as well as additional property being rezoned and included in the development. No further modifications to PUD-280 are being requested.

This subdivision will have private street, owned and maintained by a homeowners association. The primary entry to the subdivision will be from 12th Place. Emergency crash gates will provide an emergency access to and from the subdivision on Roanoke Place and at the proposed stub street to the west, East Orlando Street.

As part of the development, South 12th Place is proposed to be approximately 1,653 in length. This is an exception to the Engineering Design Criteria which states that minor residential streets are limited to 900 linear feet in length before they must connect to a major street. With PUD-280A, 12th Street is proposed to be designed with slight curves and medians. An exception to the 900 feet requirement was granted with PUD-280.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

| Location | Development Guide | Zoning | Land Use |
|----------|-------------------|-----------------|--|
| North | Level 2 | RS-3 | Aspen Ridge addition |
| East | Level 2 | RS-3 | Seven Oaks South Single-Family Subdivision |
| South | Level 2 | RS-4 (BAZ-2010) | Seven Oaks South Single-Family Subdivision |
| West | Level 2 | A-RE and A-1 | Single-Family Homes and Undeveloped |

According to the FEMA Maps, none of this property is located in the 100 year floodplain. Water and Sanitary Sewer are available from the City of Broken Arrow.

The property associated with PUD-280A and BAZ-2023 is shown in the Comprehensive Plan as Level 2. The RS-4 zoning requested with BAZ-2023 and incorporated into PUD 280A is considered to be in compliance with the Comprehensive Plan in Level 2.

Attachments: BAZ-2023 Case Map
 PUD-280A Case Map
 Aerial photo
 Comprehensive Plan
 PUD-280A Design Statement

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-280A and BAZ-2023 be approved, subject to the property being platted.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

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