



City of Broken Arrow

Request for Action

File #: 19-334, Version: 1

**Broken Arrow City Council
Meeting of: 03-19-2019**

Title:

Approval of PUD-280A (Planned Unit Development) and BAZ-2023 (Rezoning), The Villages at Seven Oaks South, 0.43 acres, A-1 to RS-3 (BAZ-1622) to RS-3 to RS-4/PUD-280A, located one-quarter mile east of 9th Street, south of New Orleans Street

Background:

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 at this time.

This subdivision will have private street, owned and maintained by the 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.

PUD-280A and BAZ-2023 were recommended for approval by Planning Commission in their meeting of January 24, 2019 (3-0 vote) per Staff recommendation. Staff recommended that PUD-280A and BAZ-2023 be approved subject to the property being platted. One resident ask questions concerning the pond in the proposed development but was not in opposition.

Cost: \$0

Funding Source: None

Requested By: Michael Skates, Development Services Director

Approved By: Michael L. Spurgeon, City Manager

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

Recommendation:

Approve PUD-280A and BAZ-2023 per Planning Commission and Staff recommendation.