



City of Broken Arrow

Request for Action

File #: 20-1328, **Version:** 1

**Broken Arrow Planning Commission
10-22-2020**

To: Chairman and Commission Members
From: Development Services Department
Title:

Public hearing, consideration, and possible action regarding PUD-301A (Planned Unit Development Minor Amendment), The Colony at Cedar Ridge, 78.12 acres, A-1 (Agricultural) to CM (Community Mixed-Use), RS-3 (Single-Family Residential) and PUD-301, located one-quarter mile east of Olive Avenue (129th East Avenue), south of New Orleans Street (101st Street)

Background:

Applicant: Tanner Consulting, LLC

Owner: Siegfried Companies, Inc

Developer: Siegfried Companies, Inc

Engineer: Tanner Consulting, LLC

Location: One-quarter mile east of Olive Avenue (129th East Avenue), south of New Orleans Street (101st Street)

Size of Tract 78.12 acres

Present Zoning: A-1

Proposed Zoning: CM (Community Mixed-Use), RS-3 (Single-Family Residential)/PUD-288

Comp Plan: Levels 2 and 4 (via BACP-167)

Planned Unit Development (PUD)-301A, minor amendment to PUD-301 involve a 78.12 acre undeveloped tract located one-quarter mile east of Olive Avenue (129th East Avenue), south of New Orleans Street (101st Street). PUD-301 and BAZ-2045 were approved on this property by the City Council on March 17, 2020. PUD-301 and BAZ-2045 were approved to change the zoning from A-1 (Agricultural) to CM (Community Mixed-Use) and RS-3 (Single-Family Residential) with PUD-301, subject to the property being platted.

The Colony at Cedar Ridge development contains a mixed-use with a commercial market concept in Development Area A and variety of housing types including an area of private, gated streets, larger estate lots, and alley-loaded homes in Development Area B.

With this minor amendment, the applicant is requesting to decrease the front setback on the gated-cottage lots in Development Area B from 30-feet to 22-feet. The 22-foot setback would allow for a 20-foot driveway length. Sidewalks along the street will be located on the property line with two feet in the reserve area and two feet in the front setback. Sidewalk easements will need to be provided on the plat for the portions of the sidewalks

located on private property. Rear setbacks are requested to be reduced from 15-feet to 13-feet only for the gated-cottage lots in Development Area B. These adjustments are to accommodate the footprint of the homes being constructed within this area of the development.

Also proposed with this amendment is the removal of the side yard options. Multiple layouts for side yards abutting a street as described in the text are not planned and setbacks are being removed from the PUD. All setbacks for side yards abutting a street shall be set at 15-feet. All other provisions of PUD-301 shall remain as previously approved.

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 (2019)	Zoning	Land Use
North	Public/Semi-Public	A-1	Wolf Creek Elementary School and Oliver Middle School
East	Level 2	RS-3	Single-family residential
South	Public/Semi-Public	A-1	Undeveloped
West	Level 3	A-1	Undeveloped

According to the FEMA Maps, none of this property is located in the 100-year floodplain. Water and sanitary sewer service is available from the City of Broken Arrow.

Attachments: Case map
Aerial photo
Design Statement
Exhibits

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-301A, subject to the property being platted.

Reviewed By: Jill Ferenc

Approved By: Larry R. Curtis

ALY