

To	Planning Commission
Hearing Date	April 08, 2021
Case Number	JZ 21 PUD 116.MI1 Minor Amendment to PUD 116
Request(s) 2	Recommendation of approval of Final Plat Recommendation of approval of PUD 116 Minor Amendment <ul style="list-style-type: none">• Realignment and size of lots, streets, and easements
Location	NW Corner of East 131st Street and South Harvard Avenue
Applicant	Robert Bell, Bell Land Use

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

- PUD Amendment & Case Map
- Conditional Final Plat

Preparer

Robert Bell, Bell Land Use, INCOG
Robert Bell, Bell Land Use

Background Information

STAFF COMMENTARY | The project is part of PUD 116 which was approved May 21, 2019 as a single-family residential subdivision “Frazier Meadows” to be built in two phases. The plat was preliminarily approved with PUD 116. However, the City Engineer and other Staff required the street alignment be shifted off the utility easement running diagonal across the parcel. The realignment of 130th Street triggered an amendment to PUD 116 and a revised Final Plat. The development will be built in two phases. Phase One will have 100 single-family residential lots on public streets, and two reserves. It will contain a large retention pond in the northwest corner of the property and will include green space, a pool, and clubhouse amenities as well as interior sidewalks and along the street frontage.

FRAZIER MEADOWS PHASE 1 HAS TWO (2) REQUESTS

1. Recommendation of approval of PUD 116 Minor Amendment
 - Realignment of 130th Street South
 - Change of Lot alignment in Block 4
 - Allow for smaller lot widths
 - Allow for alternate street design (small stub out streets)
 - Redesign of 128th
 - Accommodate Lot 11, Block 8

- Accommodate future development to north | property to be purchased for gated development “Frazier Falls”

2. Recommendation of approval of Final Plat

PLANNING DATA

TAC COMMENTS

March 23, 2021

COMMENTS:

Robert Bell, Bell Land Use was present to represent the applicant, Bell gave a summary of the single-family development. This development has changed the alignment of the streets due to easements. The developer has the property to the north under contract. If purchased the road access will change and the access to Harvard on the north will become a lot and be part of the “Frazier Falls plat.” Contractors are moving on site with GPS crossings for utilities

ONEOK, Kalli Ritterbush spoke on behalf of SaRaya Oyler

1. There is an active gas line requiring an encroachment agreement. ONEOK has yet to receive it.
2. ONEOK needs a list of construction equipment and language

COJ, Marcaé Hilton

1. Missing Street name
2. Owner cannot file the plat without reflecting the necessary easements within the face and DOD.
3. Owner needs release letters.

COJ, Chief Ostrum | the total length of the cul-de-sac cannot exceed 700 ft.

ONG, Kymberly Vossler

1. Need 17.5’ UE in front yard of lots, Reserve B-need UE

Staff Comments

Missing Street name between Block 3 and 4

Add rear build lines to face of plat

Add LNA changes to plat for street at NE corner

Correct the number of reserves and the number of lots

Review and correct Page 2 of DOD | 2.1 PUD LANGUAGE

Add Amendment language

Match DOD with changes to face of plat

Sidewalks are required internally and along street frontage

Confirm encroachment agreement with OneOK

Correct Minor Amendment language to say Block “8”

1. Clubhouse, pool, landscaping, open green space, walkways, and parking located in the area of the retention pond, and playground or dog park in the second smaller reserve, both as proposed in the application;
2. Clubhouse shall meet the same design requirements of the houses and be of compatible architectural design;
3. Minimum of 100% masonry on the first story and where there are two stories, 75% on the second story;
4. Concrete curbing along the entire length of the subdivision perimeter fencing; fence to be capped and trimmed and built using steel posts;
5. Perimeter fencing along Harvard Avenue and 131st Street shall be completed prior to release of any occupancy permits;
6. Minimum setback of 20 feet for ~10 homes next to the 50 foot easement from garage to street;
7. Mitigation plan for the abandoned waterline;
8. Masonry on the fence line at every lot corner.

City Council

Ward 3

Current Zoning

PUD 116 | RS-2

Intended Use

Single-family Residential

Parcel ID

97305-73-053-9810

STR

Section 05, Township 17, Range 13

Comprehensive Plan

Medium Intensity Single-family

General Location

Northwest Corner of 131st and Harvard

Plat data

Frazier Meadows | Phase 1

26.74 Acres

100 Lots

8 Blocks

Site Area

32.51 Acres

Appearance District

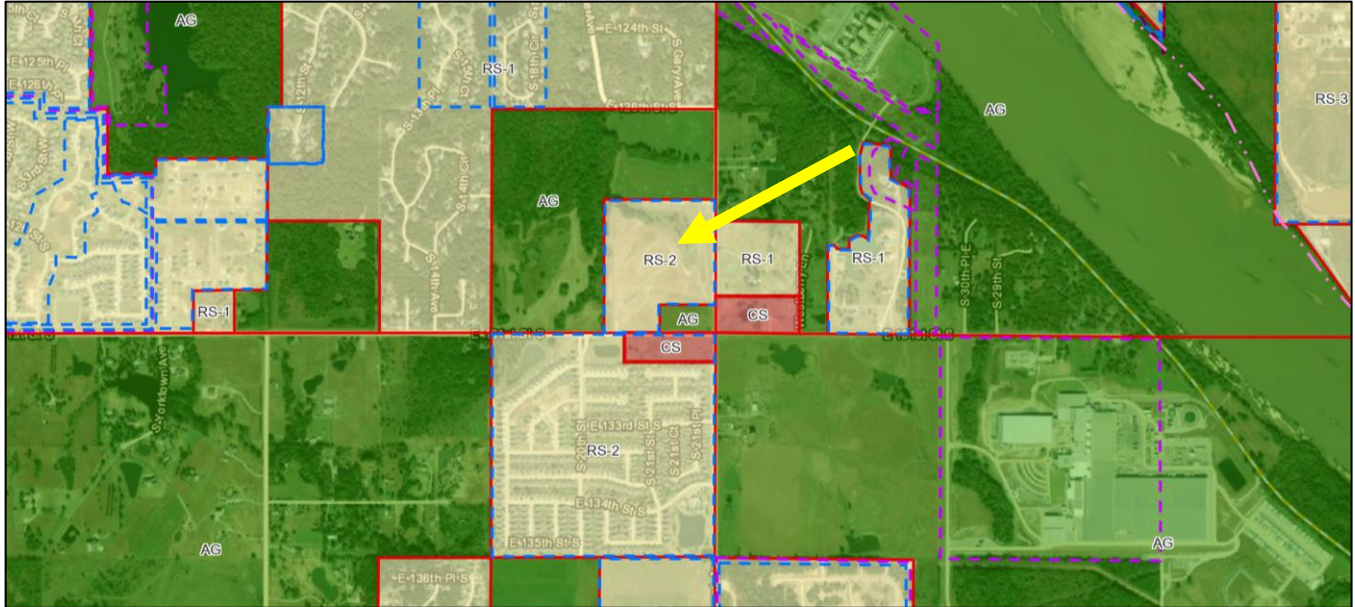
None

Public Comment

None at the time of this staff report

Zoning Surrounding:

- North: AG | Agriculture-Undeveloped
- South: PUD 49 | RS-2 | Providence Hills
- West: AG | Agriculture-Undeveloped & RS-1 Single-family | Sunrise Ridge
- East: RS-1 | Two Single-family residential properties (One home built)



EVALUATION | The Frazier Meadows subdivision is well underway. They are in need of platting to continue and finalize the legal requirements of development. There are two requests, both fit the current comprehensive plan and do not pose an adverse impact to the surrounding properties. The plat changes were necessary to provide a more practical approach to the street design as related to the easements. The Minor Amendment request to the PUD does not impact any surrounding property owners, it simply allows the developer to maximize the space through creative lot and street realignment. City Staff has met with the developer, consultant and engineer of record, to find a suitable solution for moving forward with the final plat on an approved PUD project.

Approving these requests will allow the developer to file the Frazier Meadows Phase 1 plat and move into the building phase of development.

STAFF COMMENTS | NOT COMPETE LIST

- Missing Street name between Block 3 and 4
- Add rear build lines to face of plat
- Add LNA changes to plat for street at NE corner
- Correct the number of reserves and the number of lots
- Review and correct Page 2 of DOD | 2.1 PUD LANGUAGE
- Add Amendment language
- Match DOD with changes to face of plat
- Sidewalks are required internally and along street frontage
- Confirm encroachment agreement with OneOK
- Correct Minor Amendment language to say Block "8"

RECOMMENDATION | 2 ACTIONS

Staff and TAC recommend conditional approval of the Final Plat of Frazier Meadows Phase 1

Staff recommends approval of PUD 116 Minor Amendment | Realignment and size of lots, streets