

To	Planning Commission
Hearing Date	April 08, 2021
Case Number	JZ 21 PUD 127 Frazier Falls
Request(s)	Recommendation of approval of Rezoning from AG to RS-2 Recommendation of approval of JZ 21-PUD 127
Location	126 th and South Harvard Ave.
Applicant	Robert Bell, Bell Land Use

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

- PUD 127
- ZONING MAP

Preparer

Robert Bell, Bell Land Use
INCOG

Background Information

STAFF COMMENTARY | JZ21-PUD 127 is a Planned Unit Development proposal for a single-family subdivision to be named *Frazier Falls*, located north of PUD 116, *Frazier Meadows*. This project seeks to retain the organic nature of the land with several natural water features and a detention pond. The project is a gated subdivision with private streets. If approved the plat for Frazier Falls will remove the eastern access to Harvard from E. 128th Place South, the access will be used as a platted buildable lot. Frazier Falls will be able to travel south out of their subdivision, but Frazier Meadows residents will not have access north into Frazier Falls due to the private gated access. The applicant has received preliminary approval of the design from Public Safety.

PLANNING DATA

Request PUD 127 | RS-2

TAC COMMENTS March 23, 2021

COMMENTS:

Robert Bell represents the owner and gave a brief description of the project. There are 3 aesthetic ponds and one detention pond to the west. There will be a lift station on the NW corner of the lot. Emergency access will be on the N. TEP is the engineer of record. If Frazier Falls is approved

and purchased, it will allow for access through Frazier Meadows and take the Harvard access from Frazier Meadow and allow the space to be a lot (to be platted with FF). Homes start at 350,000.

ONEOK, Kalli Ritterbush spoke on behalf of SaRaya Oyler

There is an active gas line requiring an encroachment agreement. ONEOK has yet to receive it.

ONEOK needs a list of construction equipment and language.

Rick Denley, Reserve B-trail/walking, no sidewalk or trees.

Jarrold Herd, primary contact on OneOK easement issues.

COJ, Chief Ostrum

Access to the north will be free flow traffic from FF to FM? Yes

North access will be prohibited into FF? Yes

How is the proposed bridge constructed? TBD (must meet Fire Code 503 requirements)

Staff Comments	Missing Street name between Block 3 and 4 PLAT Add rear build lines to face of plat
City Council	Ward 3
Current Zoning	AG Agriculture
Intended Use	Single-family Residential
Parcel ID	97305-73-052-8610 (Does not include all of 111 acres)
STR	Section 05, Township 17, Range 13
Comprehensive Plan	Medium Intensity Single-family
General Location	North of Northwest Corner of 131 st and Harvard
Plat data	Unplatted
Site Area	32.53 Acres
Appearance District	None
Public Comment	None at the time of this staff report
PUD Data	Protection of natural trees Create Park like setting 3 wet ponds water features Vehicular bridge Walking trails Water falls Pickle Ball court in dry detention area

ONEOK | high pressure gas line must be considered

Gated

Sidewalk/trails

Maximum No. of homes 130 | 109 currently planned

60' x 120'

63" is the average or wider

\$350,000 ++

Two gated access points

Primary | Harvard

Secondary | E. 126th Street S.

Perimeter Screening | match Frazier Meadows

3 Areas of Infrastructure Improvement

1. Safety along 126th curve is developer priority
 - a. Clear vegetation at curve along 126th
 - b. Dedicate to City ROW for street improvements on 126th
2. Revised Sewer Plan | relocate lift station to Frazier Falls
3. Extension of 12 inch water line along Harvard to connect w 8 inch

	RS-1	RS-2	PUD 127	RS-3
LOT WIDTH (Min. Ft.) One Family	100	75	60-63	65
LOT AREA (Min. Sq. Ft.) One Family	13,500	9,000	7,200	6,900
STRUCTURE HEIGHT (Max. Ft.)	35	35	35	35
LIVABILITY SPACE Per D.U. (min. sq. ft.)	7,000	5,000	3,500	4,000
Front Yard Abutting a Public Street: —Not an Arterial	35	30	25	25
All Other Yards Abutting a Public Street: —Not an Arterial	15	15	15	15
Rear Yards (min. ft.)	25	25	20	20
Side Yards (min. ft.) —One side yard	10	10	5	10
Side Yards (min. ft.) —Other side yard	5	5	5	5
Minimum House Size			2, 200	
Masonry First Floor			100%	

Zoning Surrounding:

North: RS-1 Residential Single-family | Ark. Ridge Estates

South: PUD 116 | RS-2 | Frazier Meadows

West: AG | Agriculture-Undeveloped & RS-1 Single-family | Sunrise Ridge

East: AG | Agriculture-Single-family

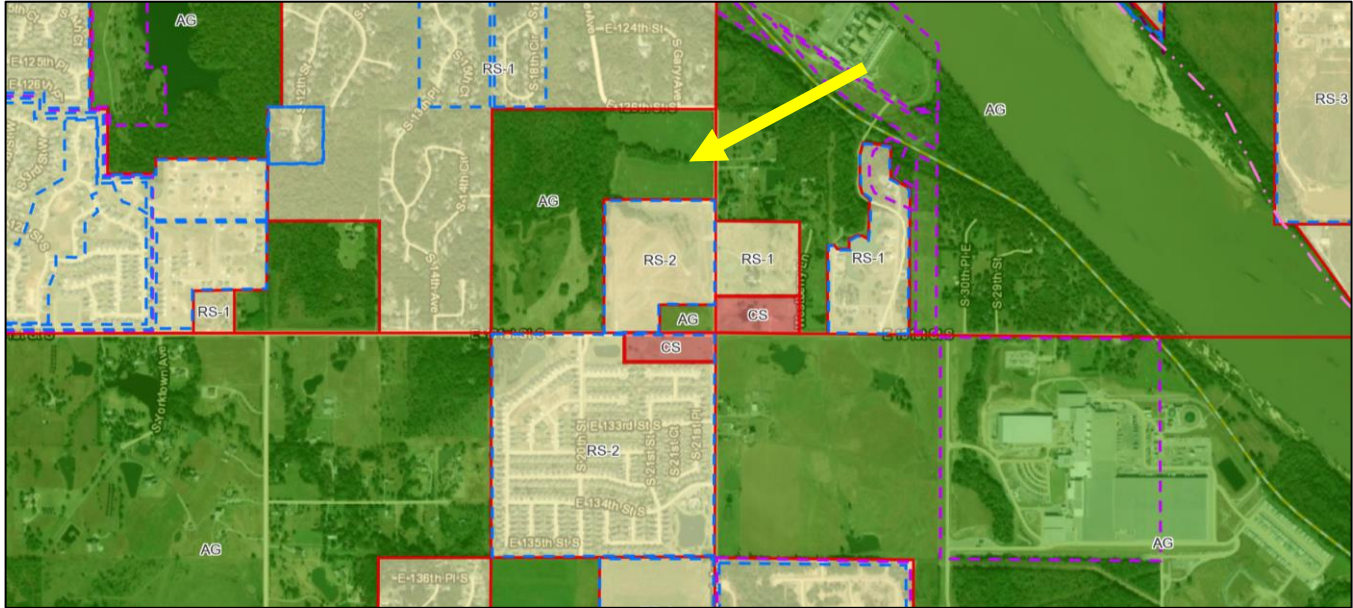


Figure 1: ZONING MAP



Figure 2: Exhibit B of PUD 127 | Site Layout

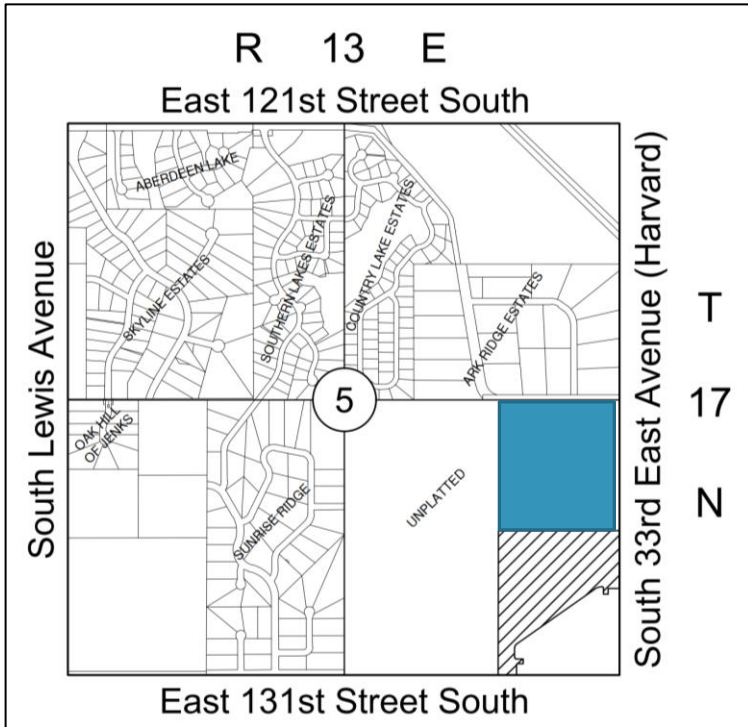


Figure 3: Site Map

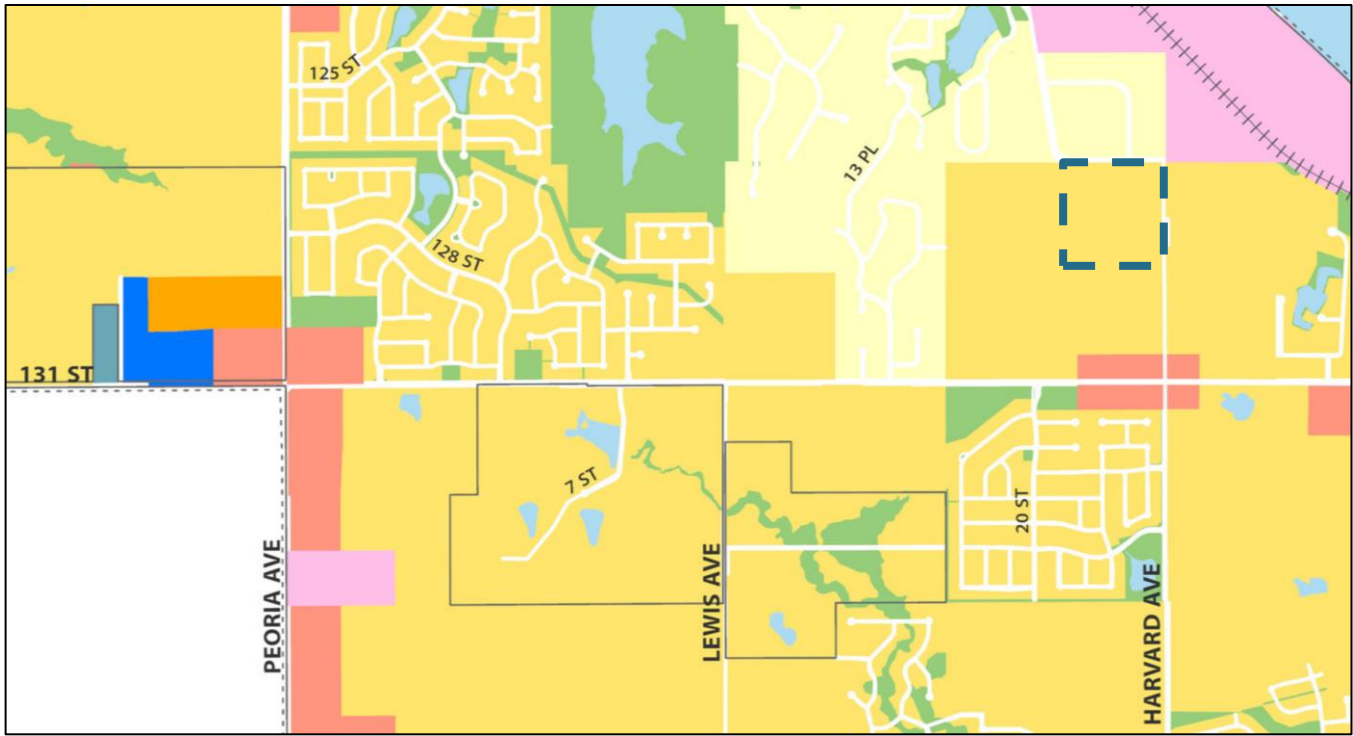


Figure 4: COMPREHENSIVE PLAN | MEDIUM INTENSITY SINGLE-FAMILY

Land Use Plan



Staff Evaluation & Recommendation

EVALUATION | The Frazier Falls is part of the “Frazier” subdivision legacy. This development will create the opportunity to solve some traffic concerns along the curve of 126th street, through the immediate clearing of brush and providing sidewalks. Provide infrastructure improvements to the area and create additional density.

Approving this Rezoning and PUD request will allow the developer to complete the contract for land purchase and proceed to engineering.

[PUD ZONING LANGUAGE](#) | Sec. 900. - Purposes.

The intent of the Planned Unit Development district is to permit flexibility that will encourage a more creative approach in the development of land and will result in a more efficient use of open area, while maintaining density and area coverage permitted in the general zoning district or districts in which the project is located while also obtaining the advantages of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation.

More particularly, the intent of the PUD District is to allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning and subdivision controls.

To encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.

To combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.

To promote the efficient use of land resulting in networks of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources.

To enable land developments to be compatible and congruous with the adjacent and nearby uses and to ensure that development occurs at proper locations, away from environmentally sensitive areas, and on land physically suited to construction.

To allow unique and unusual land uses to be planned for and located in a manner that ensures harmony with the surrounding community.

Consider

- 1. Whether the PUD is consistent with the comprehensive plan; (Consistent)*
- 2. Whether the PUD harmonizes with the existing and expected development of surrounding areas; (Yes, it harmonizes)*
- 3. Whether the PUD is a unified treatment of the development possibilities of the project site; (Good Concept)*
- 4. Whether the PUD is consistent with the stated purposes and standards of this chapter. (Yes)*

STAFF COMMENTS | NOT COMPETE LIST

Work with City Staff on traffic conditions at 126th

Sidewalks are required internally and along street frontage

Confirm encroachment agreement with OneOK

Update the Comprehensive Plan information

Add PUD 127 in the title

Correct all outstanding PUD markups

RECOMMENDATION | 2 ACTIONS

Staff and TAC recommend approval of the Frazier Falls requests to rezone from AG to RS-2 and add a Planned Unit Development Overlay | PUD 127

