

To Planning Commission
Hearing Date May 06, 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 126th 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

- JZ 21 PUD 127 – Frazier Falls – South Corner of E 126th St S & S Harvard
 - Chair Minden spoke about the safety of the roads in the area (too many sharp corners without adequate safety measures), and spoke about water/drainage, thinks the project is too dense for the area
 - West did not see traffic as an issue as the new houses wouldn't be bringing in enough vehicles to impede traffic on the roads
 - Beyer had questions about the 2 lift stations, answered by Bell
 - Randolph and Brown thought that the side yard setbacks were too narrow at 5' & 5', thought it needed to be at least 15' total.
 - West thought that the density was fine, and expressed concern about the PC forcing the developer to change the side yard setback could negatively impact the project
 - Davis didn't like the project personally, but failed to see a reason why it wouldn't work as presented
 - First motion
 - Commissioner John Brown | motion to table until developer brought project back with larger side yard setbacks
 - Seconded by Chair Carol Minden
 - Motion failed, tied 3-3
 - For: Randolph, Brown, Chair Minden
 - Against: West, Davis, Beyer
 - Second motion
 - Commissioner Scott West | motion to approve as presented
 - Seconded by Commissioner Leon Davis
 - Motion failed, tied 3-3
 - For: West, Davis, Beyer
 - Against: Randolph, Brown, Chair Minden

- Third motion
 - Commissioner Leon Davis motioned to table the item to next PC meeting
 - Seconded by Commissioner Jeff Beyer
 - Motion approved, 5-1
 - West against
- Discussion lasted approximately 1 hour and 20 minutes

TRAFFIC CONVERSATION

The City of Jenks began discussions last year when a corner lot in the area developed as a single-family residence. To date there have been changes in the signage, a police report citing the number of accidents and ongoing staff dialog regarding safety and long range improvements.

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

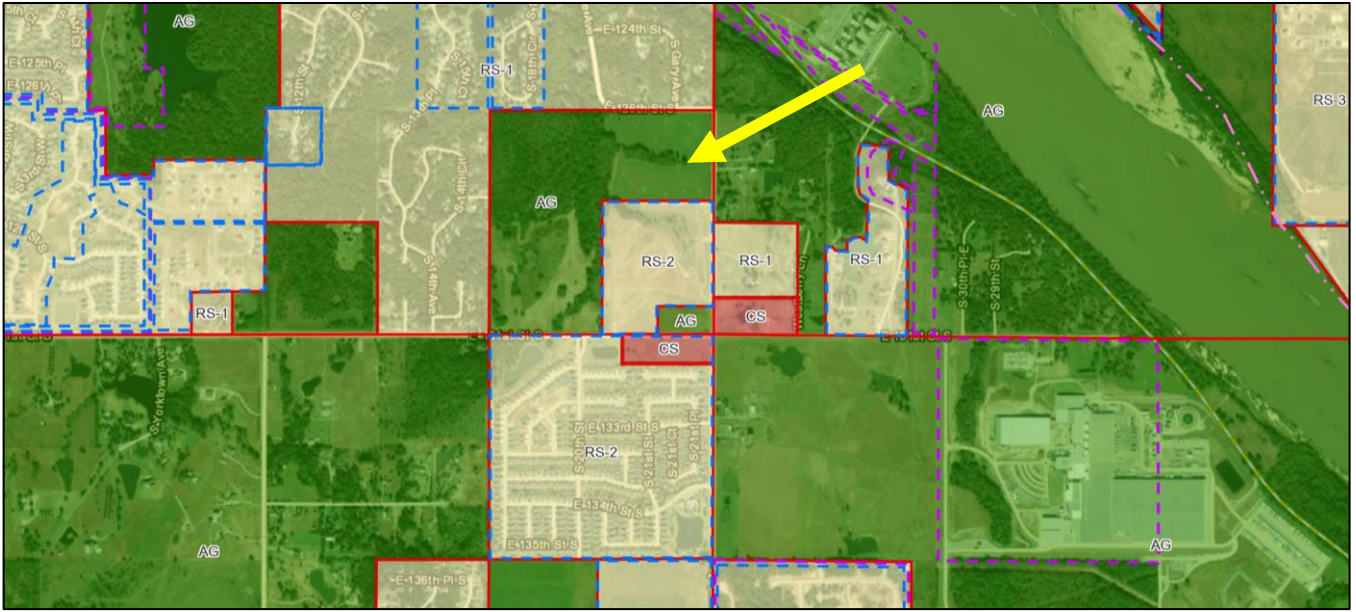


Figure 1: ZONING MAP



Figure 2: Exhibit B of PUD 127 | Site Layout

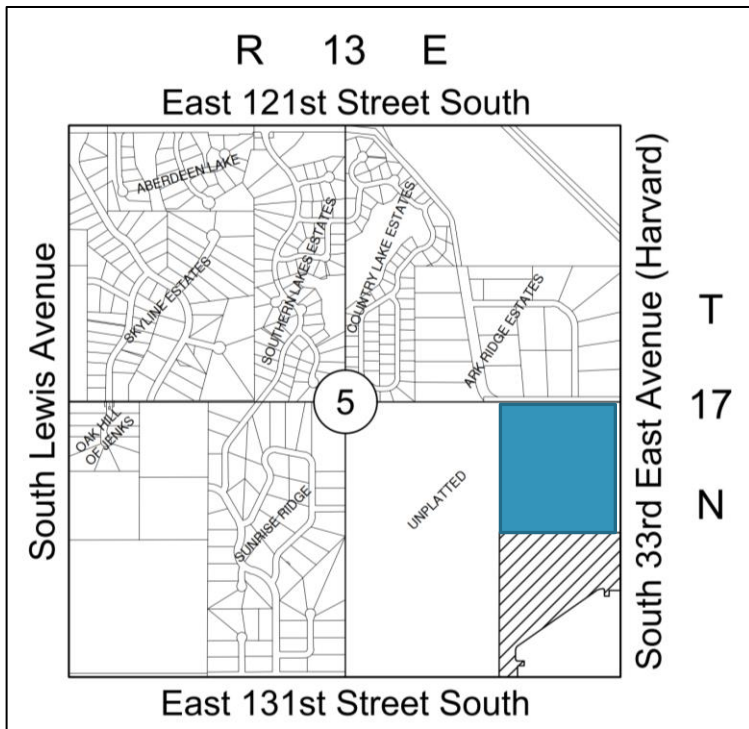


Figure 3: Site Map

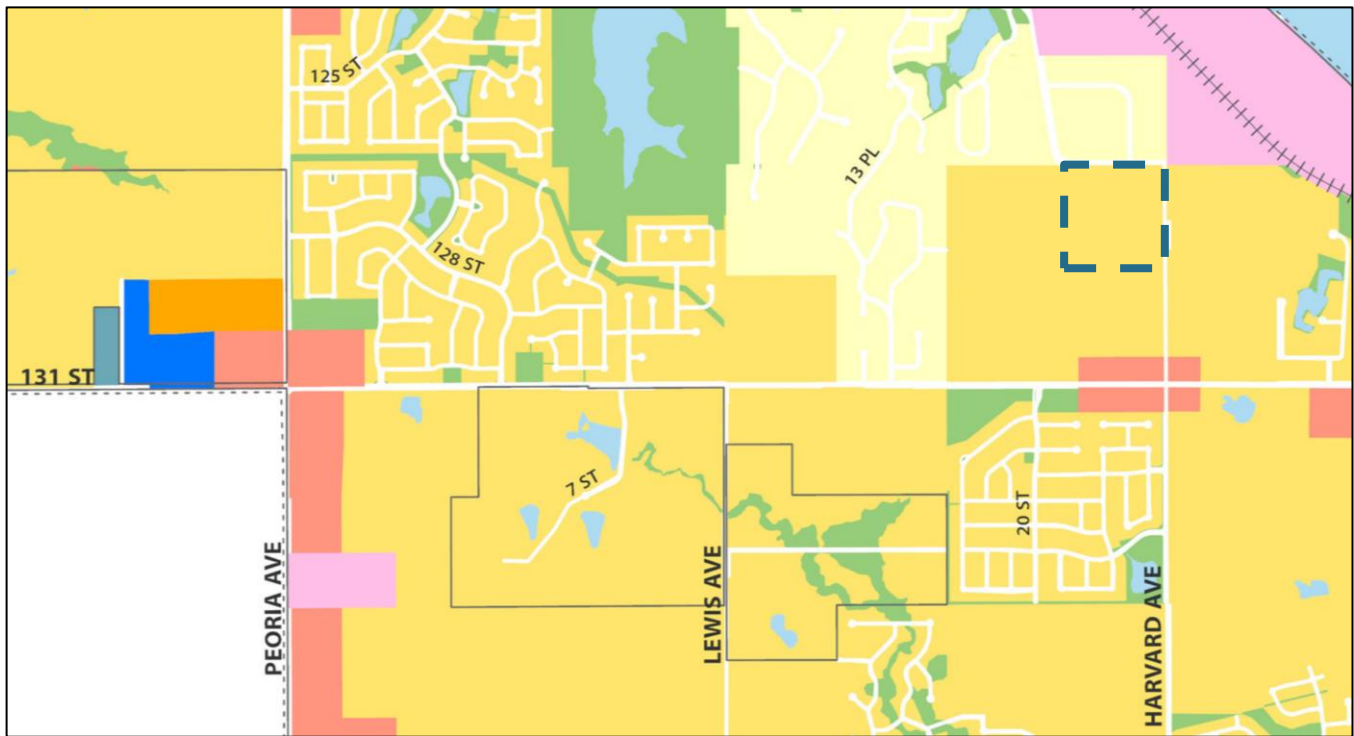


Figure 4: COMPREHENSIVE PLAN | MEDIUM INTENSITY SINGLE-FAMILY

Land Use Plan

- Low Intensity Single-Family
- Medium Intensity Single-Family
- High Intensity Single-Family
- Multi-Family Residential
- Business Park
- Regional Commercial
- Local Commercial
- Downtown
- Light Industrial
- Heavy Industrial
- Parks and Open Space
- Public and Semi-Public
- Utility
- Potential South Tulsa-Jenks Bridge
- Potential Road Connections

EVALUATION | The Frazier Falls development is part of the “Frazier” subdivision legacy. This development will create the opportunity to improve some of the traffic concerns along the curve of 126th street, through the immediate clearing of brush and providing sidewalks. In addition, the development will 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

1. Work with City Staff on traffic conditions at the corner of 126th and Harvard
2. Sidewalks are required internally and along street frontage
 - a. Consult with OneOK on sidewalk details
3. Confirm encroachment agreement with OneOK
4. Update the Comprehensive Plan information in the PUD
5. Add PUD 127 in the title
6. 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