



# City of Broken Arrow

## Fact Sheet

**File #:** 15-671, **Version:** 1

**Broken Arrow Planning Commission  
11-19-2015**

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

**Public hearing, consideration, and possible action regarding BAZ 1947, Crossing's at Lynn Lane, 60.00 acres, A-1 to RS-3, north and east of the northeast corner of Washington Street and 9<sup>th</sup> Street**

**Background:**

**Applicant:** Chuck Mitchell, Crafton Tull  
**Owner:** Don Charles Couch and Mary Hieronymus Couch  
**Developer:** Rauch Coleman  
**Engineer:** Crafton Tull  
**Location:** North and east of the northeast corner of Washington Street and 9th Street  
**Size of Tract** 60.00 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1  
**Comp Plan:** Levels 2, 3, and 6 to Level 2 (BACP 147)

BAZ 1947 is a request to change the zoning designation on a 60.00 acre undeveloped tract from A-1 (Agricultural) to RS-3 (Single-Family Residential). The property is located north and east of the northeast corner of Washington Street and 9<sup>th</sup> Street. The property was part of a larger tract that was split in Tulsa County. Applicant wants to develop single family detached residential homes on the property. None of the property has been platted.

On November 5, 2015, the Planning Commission reviewed and recommended approval of BACP 147 to change the Comprehensive Plan designation on the property from Levels 2, 3, and 6 to Level 2, subject to the property being platted. BACP 147 will be heard by the City Council on November 17, 2015. The RS-3 zoning requested with BAZ 1947 is in accordance with the Comprehensive Plan in Level 2.

**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	Zoning	Land Use

North	Level 6	A-1 and IL/PUD 91	Mini-storage, RV storage, and large lot single family residential
East	Level 2	A-1	Undeveloped
South	Levels 2 and 3	A-1 and R-2/PUD 135A	Undeveloped and Washington Lane addition
West	Level 3	R-1/SP 135, R-2, and RM	Church, Toledo-Lynn Addition, and large lot single family residential

As noted above, part of the north part of this property abuts property that is zoned IL/PUD 91. The property is used for mini-storage and recreational vehicle storage. There have been instances in the past where residential neighbors have complained about adjacent light industrial uses, even though the light industrial use existed prior to the residential neighborhood.

According to FEMA maps, none of the property is located in a 100-year floodplain area. However, there is a drainage swale that passes through the southwest corner of the property. As noted in the conceptual plat submitted, applicant is considering leaving that area as open space. In addition, there are oil tank batteries on the southwest corner of the property. There may have been oil and gas wells on the property that will need to be addressed as part of the platting process.

- Attachments:**
- Case map
  - Aerial photo
  - Conceptual plat submitted by applicant
  - Alta survey information submitted by applicant

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1947 be approved, subject to the property being platted and City Council approval of BACP 147. When the plat is submitted, the following items will need to be addressed:

- The conceptual plat submitted by the applicant has streets that are straight for over 900 feet, which does not meet the Subdivision Regulations.
- Stub streets will need to be provided in accordance with the Zoning Ordinance to connect with the undeveloped property to the northeast, east, and south/west.
- Covenants will need to reference a mandatory home owners association. An 8-foot high opaque fence will need to be constructed along the north boundary in accordance with the Zoning Ordinance. The maintenance of this fence, as well as the fence required along the arterial street boundaries, will need to be identified in the covenants as the responsibility of the home owners association.
- Oil/gas well activity on the property will need to be addressed.

**Reviewed By: Farhad Daroga**

**Approved By: Michael W. Skates**

FKD: BDM