



Fact Sheet

File #: 15-366, Version: 1

**Broken Arrow City Council
Meeting of: 09-01-2015**

To: Mayor and City Council Members
From: Development Services Department
Title:

Consideration and possible approval of BAZ 1941 (Rezoning Application), The Crossings at 71st (Park Place), 80.00 acres, A-1 to RS-3, east of Midway Road, one-quarter mile north of Kenosha Street

Background:

BAZ 1941 is a request to change the zoning designation on an 80.00 acre tract from A-1 (Agricultural) to RS-3 (Single-Family Residential). The property is located east of Midway Road, one-quarter mile north of Kenosha Street. Applicant is proposing to develop a single-family detached subdivision with approximately 300 lots.

According to FEMA maps, none of the property is located within a 100-year floodplain. However, there is a drainage swale that passes through the property. The conceptual street layout proposed for this subdivision shows two separate neighborhoods without any streets crossing the drainage swale. According to Comprehensive Plan policy T-P16.c, "Neighborhoods should be linked together to provide ease of access for pedestrians and public vehicles, including police, fire, sanitation, school buses, and utility vehicles." In addition, policy T-P16d states, "Neighborhoods with 20 or more residential units should be designed with more than one entrance." The street layout shown in the conceptual site plan has a large number of lots on each side of the drainage swale with only one point of access to Midway Road. This issue can be resolved by having streets cross the drainage swale at appropriate locations.

In addition to the Comprehensive Plan, the Zoning Ordinance also requires streets to be connected. Section 5.3.B.2.a of the Zoning Ordinance states, "Within each residential development, the access and circulation system should accommodate the safe, efficient, and convenient movement of vehicles, bicycles, and pedestrians through the development and provide ample opportunities for linking adjacent neighborhoods, properties, and land uses. Local neighborhood street systems are intended to provide multiple direct connections to and between local destinations such as parks, schools, and shopping. These connections should knit separate development together rather than form barriers between them." Section 5.3.B.5 of the Zoning Ordinance also states "Residential developments with more than twenty (20) dwelling units shall include a minimum of two (2) separate points of access that lead to two separate locations on arterial streets."

Ridgeway Heights abuts this 80 acre property associated with BAZ 1941 to the south. There are no stub streets along the north boundary of Ridgeway Heights that would allow connectivity between the two neighborhoods.

The Planning Commission reviewed this rezoning request on August 13, 2015 and recommended (4-1 vote) approval of RS-3 zoning. There were approximately 30 or more protestants present and four people spoke against the proposal. A protest petition was also submitted and most protestants complained about the

infrastructure, stormwater and traffic in the area.

Several protestants have informed staff that they will be attending the September 1, 2015, City Council meeting to oppose this rezoning request.

Cost: \$0

Prepared By: Farhad K. Daroga

Reviewed By: Development Services Department
Legal Department
Assistant City Manager

Approved By: Russell M. Gale, Acting City Manager

Attachments: Fact Sheet, Planning Commission 8/13/15, BAZ 1941
Case Map
Aerial Photo
Comprehensive Plan
Conceptual street layout
Policies T-P16.c and T-P16.d from the Comprehensive Plan
Sections 5.3.B.2 and 5.3.B.5 of the Zoning Ordinance
Pictures presented 8/13/15 to Planning Commission, by Jim Beard
9 pages in opposition, presented 8/13/15 to Planning Commission

Recommendation:

Approve BAZ 1941 pursuant to Planning Commission and Staff recommendations.

FKD/kf