



City of Broken Arrow

Fact Sheet

File #: 15-619, Version: 1

**Broken Arrow City Council
Meeting of: 11-09-2015**

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

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

Background:

The Broken Arrow City Council considered this request, BAZ 1941 on September 1, 2015 and continued it to their first meeting of November 2015. The City Council requested additional information regarding the storm water drainage system in this area, along with the proposed and improved design layout of the subdivision, as well as the traffic and road conditions, along Midway Road. Staff has prepared a report to present information, with the help of the applicant. The attached power point will be presented to the City Council.

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 more than 30 protestants present and about 7 persons spoke against the proposal. A protest petition was also submitted and most protestants complained about the infrastructure, storm water and traffic in the area.

Cost: \$0

Prepared By: Farhad K. Daroga

**Reviewed By: Development Services Department
Legal Department
Assistant City Manager**

Approved By: Michael L. Spurgeon, City Manager

**Attachments: PowerPoint: 71st Crossing (Park Place) Broken Arrow
Fact Sheet, City Council 9/1/15, BAZ 1941
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**

Recommendation:

Approve BAZ 1941 per Planning Commission and Staff recommendations.

FKD/mh