



City of Broken Arrow

Fact Sheet

File #: 15-552, **Version:** 1

**Broken Arrow Planning Commission
11-05-2015**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BACP 147, Crossing's at Lynn Lane, 60.00 acres, Levels 2, 3, and 6 to Level 2, north and east of the northeast corner of Washington Street and 9th Street

Background:

Applicant: Kyle Sewell, Crafton Tull
Owner: Don and Mary 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: Level 2 (Urban Residential), Level 3 (Transition), and Level 6 (Regional/Employment Nodes)

BACP 147 is a request to change the Comprehensive Plan designation on a 60.00 acre undeveloped tract from Levels 2, 3, and 6 to Level 2. The property, which is located north and east of the northeast corner of Washington Street and 9th Street, is presently zoned A-1 (Agricultural). 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.

If BACP 147 is approved by the City Council, applicant will be submitting a request to change the zoning on the property from A-1 to RS-3. RS-3 is in accordance with the Comprehensive Plan in Level 2. It is identified as "possible" in Level 3 when it is an extension of an adjacent R-2, RS-2, R-3, or RS-3 district and would not preclude access to a potential higher intensity use from an arterial street. RS-3 is not in accordance with the Comprehensive Plan in Level 6. As a result, applicant is requesting the designation on the entire 60.00 acres be changed from Levels 2, 3, and 6 to Level 2.

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.

A conceptual plat layout has been submitted with BACP 147. While this is just a conceptual layout, there will need to stub streets provided to the northeast, east, and south/west. This will be addressed as part of the platting process.

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	IL/PUD 91 and A-1	Mini-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

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 southeast 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
 - Comprehensive Plan
 - Conceptual plat
 - Information submitted by applicant

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BACP 147 be approved, subject to the property being platted. 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 arterial street boundaries, will need to be

identified in the covenants as the responsibility of the home owners association. The perimeter fence, along any arterial street, shall have to be placed within a landscape and fence reserve, which will be owned and maintained by the property owners association.

- Oil/gas well activity on the property will need to be addressed. If there are active mining leases on any proposed zoning area, corresponding state and local regulations shall have to be addressed.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM