



Fact Sheet

File #: 15-453, Version: 1

Broken Arrow Planning Commission

09-24-2015

To: Chairman and Commission Members
From: Development Services Department

Title:

Consideration and possible action regarding PT15-112, Conditional Final Plat, Kenosha Villas, 8.70 acres, 16 lots, RM and FD/PUD 191B, one-half mile west of Aspen Avenue, one-quarter mile north of Kenosha Street, at the north end of Elder Place

Background:

Applicant: Robert D. Sanders, Sanders Engineering, Inc.
Owner: Ronald E. Smith Revocable Trust
Developer: Ronald E. Smith
Engineer: Sanders Engineering, Inc.
Location: One-half mile west of Aspen Avenue, one-quarter mile north of Kenosha Street, at the north end of Elder Place
Size of Tract 8.70 acres
Number of Lots: 16
Present Zoning: IL
Proposed Zoning: RM and FD/PUD 191B
Comp Plan: Level 3 via BACP 119

The conditional final plat of Kenosha Villas contains 8.70 acres located one-half mile west of Aspen Avenue, one-quarter mile north of Kenosha Street, at the north end of Elder Place. Applicant is proposing to construct 32 duplex/single family attached units. Access to the lots will be by private streets that will connect to Oakland Place and the existing drive in Kenosha Landing to the south. The private streets will be constructed to City of Broken Arrow standards, but will be maintained by the property owners of Kenosha Villas. No sidewalks will be provided within PUD 191B.

On July 7, 2015, the City Council approved PUD 191B, a request for a major amendment to PUD 191A. PUD 191B was approved subject to the property being platted. Previously, PUD 191A and BAZ 1868, a request to change the zoning from IL to RM and FD, were approved by the City Council on September 6, 2011, subject to the property being platted. The property was never platted; as a result, the zoning was not changed.

PUD 191B divided the property into three Development Areas - A, B, and C. Development Area A will be the first phase with 12 dwelling units. Development A includes Lots 1 through 6. Development Area B, which consists of Lots 7-16 and Reserve C, will be the second phase with 20 dwelling units. Reserve Area C is part of an overland drainage and utility easement. Reserve C will be maintained by the property owners associated

with the Kenosha Villas plat. Development Area C (Reserve Area D) will be used only for stormwater detention and uses associated with stormwater detention. Reserve Area D was previously dedicated as a stormwater detention, overland drainage, and utility easement when the Kenosha Landing property to the south was developed. While platted with Kenosha Villas, the maintenance of Reserve D remains the responsibility of the property owner of Kenosha Landing to the south.

Water and sanitary sewer service to the addition will be provided by the City of Broken Arrow. According to the FEMA maps, none of the property is located in a 100-year floodplain area. However, the 100-year floodplain associated with Floral Haven Creek lies north and west of this site. A detention facility was constructed in Reserve D that was designed to accommodate all of the runoff from development on this property.

Attachments: Checklist
Conditional final plat for Kenosha Villas
Conceptual site plan submitted with PUD 191B

Recommendation: Staff recommends PT15-112, conditional final plat for Kenosha Villas, be approved subject to the attached checklist.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM