



## Fact Sheet

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**File #: 15-264, Version: 1**

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**Broken Arrow Planning Commission  
08-13-2015**

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

**Public hearing, consideration, and possible action regarding BAZ 1941, Crossing's at 71<sup>st</sup> (Park Place), 80.00 acres, A-1 to RS-3, east of Midway Road, one-quarter mile north of Kenosha Street**

**Background:**

**Applicant:** Stephen Lieux, Rausch Coleman  
**Owner:** Orba Rolland McDaris, as the Trustee of the Orba Rolland McDaris Revocable Trust  
**Developer:** Rausch Coleman  
**Engineer:** Crafton Tull  
**Location:** East of Midway Road, one-quarter mile north of Kenosha Street  
**Size of Tract** 80.00 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1  
**Comp Plan:** Level 2 (Urban Residential)

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 the 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.

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 2	A-1	Undeveloped
East	Level 1	A-1	Undeveloped
South	Level 2	R-2	Ridgeway Heights
West	Level 1 and 2	A-1 and unincorporated Wagoner County	Large lot single family residential

The property is designated as Level 2 in the Comprehensive Plan. The RS-3 zoning requested with BAZ 1941 is in accordance with the Comprehensive Plan in Level 2.

The property is not located in a 100-year floodplain area. There is drainage swale that passes through the property.

- Attachments:**
- 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

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1941 be approved, subject to the property being platted. When the property is platted, the street network within the neighborhood shall be well connected as required by the Comprehensive Plan and Zoning Ordinance.

**Reviewed By: Farhad Daroga**

**Approved By: Michael W. Skates**

FKD: BDM