



City of Broken Arrow

Fact Sheet

File #: 17-2714, **Version:** 1

Broken Arrow Planning Commission
09-28-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BACP 160, The Villas at Turnberry, 5.46 acres, Level 4 to Level 3, south and west of the southwest corner of Dearborn Street and 37th Street

Background:

Applicant: Andrew Shank, Eller & Detrich, P.C.
Owner: Admiral Square, Inc.
Developer: Admiral Square, Inc.
Engineer: Tuttle & Associates, Inc.
Location: South and west of the southwest corner of Dearborn Street and 37th Street
Size of Tract: 5.46 acres
Number of Lots: 1
Present Zoning: CG
Comp Plan: Level 4 (Commercial/Employment Nodes)

BACP 160 is a request to change the Comprehensive Plan designation on a 5.46 - acre undeveloped tract of land from Level 4 to Level 3. Applicant is interested in rezoning the property to RS-4 and developing single family detached homes on the property. RS-4 is considered to be in conformance with the Comprehensive Plan in Level 3. The undeveloped property, which is located south and west of the southwest corner of Dearborn Street and 37th Street, is currently zoned CG (Commercial General). The property has been platted as Lot 1, Block 1 of Turnberry Commercial.

The CG zoning was approved on the property on July 1, 2008, when the City Council approved BAZ 1801. BAZ 1801 was approved subject to the property being platted. The property was platted as Turnberry Commercial in 2008.

The conceptual site layout submitted with BACP 160 shows 22 single family lots and four commercial lots. The commercial lots are shown to be approximately 190 feet in depth. Staff has mentioned to the applicant that these lots may be too shallow for several types of commercial development. In addition, the centerline of the point of access to 37th Street is less than 250 feet from the centerline of the drive to the existing commercial use on Lot 2, Block 1.

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 4	CG	Undeveloped
East	Level 4	CG	Undeveloped
South	Level 2	PUD 150/RS-3	Turnberry Place
West	Level 3	PUD 150/RS-3	Turnberry Place Reserve Area

According to FEMA maps, none of the property is located in a 100-year floodplain area.

During the development of the Comprehensive Plan, a Land Use Intensity System (LUIS) model was created. This model showed Level 4 at the arterial street intersections wrapped by Level 3. The Level 3 being requested with BACP 160 is in conformance with this model.

- Attachments:**
- Case map
 - Aerial photo
 - Comp Plan
 - Conceptual plan
 - LUIS model
 - Turnberry Commercial recorded plat

Recommendation:

The LUIS model that was created with the Comprehensive Plan recommends Level 4 at arterial street intersections wrapped by Level 3. The change in the Comprehensive Plan requested with BACP 160 is in conformance with the LUIS model. Therefore, based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BACP 160 be approved, subject to the property being replatted.

Reviewed By: Larry Curtis

Approved By: Michael W. Skates

LRC: BDM