



Fact Sheet

File #: 15-432, Version: 1

**Broken Arrow City Council
Meeting of: 09-15-2015**

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

Consideration and possible approval of PUD 240 and BAZ 1942, Villas at Bricktown, 11.58 acres, R-1 to PUD 240/RS-3, and abrogation of BACP 87, north of the northeast corner of Kenosha Street and Olive Avenue

Background:

Planned Unit Development (PUD) 240 is a request for a gated, single-family detached residential development on 11.58 acres, to be located north of the northeast corner of Kenosha Street and Olive Avenue. BAZ 1942, a request to change the zoning on this property from R-1 (Single-Family Residential) to RS-3 (Single-Family Residential), has been submitted in conjunction with PUD 240. This property is presently undeveloped.

PUD 240 will consist of two Development Areas; Area A and Area B. Development Area A contains the proposed residential lots and streets. Development Area B contains part of the property which is located within the 100-year floodplain of Floral Haven Creek and will be limited to open space, detention facilities and trails.

In 1997, a request (BAZ 1293) was made to change the zoning on this property from R-1 to R-4, along with PUD 103, for a proposed 52 unit condominium project on 8.3 acres. PUD 103 and BAZ 1293 were denied by both the Planning Commission and the City Council. About ten years later BACP 87, a request to change the Comprehensive Plan designation on the property associated with PUD 240 from Level 2 to Levels 3 and 4, was approved by the City Council on October 15, 2007, subject to the property being platted and a PUD being submitted. However, a rezoning request and PUD application has never been submitted, and the property has not been platted.

PUD 240 and BAZ 1942 were approved by the Planning Commission (4-0 vote) in their meeting of August 27, 2015, as recommended by Staff. Four people spoke against this project and had concerns regarding increased traffic, flooding, and safety. In addition, they had concerns regarding maintenance for the existing park which is connected to this development and the existing Bricktown development.

Cost: \$0
Prepared By: Michael Skates
Reviewed By: Development Services Department
Legal Department
Assistant City Manager

Approved By: Russell M. Gale, Acting City Manager

**Attachments: August 27, 2015 Planning Commission Fact Sheet
Case Map
Aerial Map
Comprehensive Plan
PUD 240 Design Statement Received August 24, 2015
Case History Map, BACP 87**

Recommendation:

Approve PUD 240 and BAZ 1942, subject to the property being platted and as recommended by the Planning Commission and Staff.

Abrogate BACP 87.

MWS/kf