



City of Broken Arrow

Request for Action

File #: 19-1010, **Version:** 1

Broken Arrow Planning Commission

08-22-2019

To: Chairman and Commission Members

From: Development Services Department

Title:

Approval of PT19-110, Conditional Final Plat, Riverbrook Addition Block 1, Lots 1 and 2, 13.70 acres, 2 Lots, RM to PUD-290A/RM, one-half mile south of Jasper Street (131st Street), east of Aspen Avenue (145th E. Avenue)

Background:

Applicant: Patrick D. Rooney - Bohanon & Rooney Ventures, LLC

Owner: RiverBrook Apartments LP, LLC

Developer: Bohanon & Rooney Ventures, LLC

Engineer: Anderson Engineering, Inc.

Location: One-half mile south of Jasper Street (131st Street), east of Aspen Avenue (145th E. Avenue)

Size of Tract 13.70 acres

Number of Lots: 2

Present Zoning: RM (PUD-290 and PUD 290A proposed)

Comp Plan: Greenway/Floodplain

PT19-110, the conditional final plat for Riverbrook Apartments, contains 13.70 acres with two proposed lots. This property, which is located one-half mile south of Jasper Street (131st Street), east of Aspen Avenue (145th E. Avenue), is presently zoned RM. The RM zoning on the property was approved by the City Council on January 17, 1972, as part of BAZ-308, which was part of four rezoning applications in the area. On January 20, 1972, Ordinance 416 was approved by the City Council that changed the zoning on the property from R-1 to R-5. On February 1, 2008, the Zoning Ordinance was updated and the R-5 district was changed to RM. On June 3, 2019, the City Council approved PUD-290 on the property. PUD-290 was approved subject to the property being platted. On June 27, 2019, PUD-290A, a request for a minor amendment to allow an architectural metal fence with brick columns along Aspen Avenue was submitted. PUD-290A was approved by the Planning Commission on August 8, 2019.

Applicant is interested in developing an apartment project on the property. The development is proposed to occur in two phases. The first phase, Lot 1, Block 1, which consists of 6.73 acres, will contain 72 total units (28 one bedroom units, 22 two bedroom units, and 22 three bedroom units). According to PUD-290, the total number of units in the second phase, Lot 2, Block 2, which contains 6.85 acres, is limited to 95. A site plan and landscape plan application for Phase 1 has been submitted to Staff. The site plan was presented to the City

Council on August 6, 2019.

Water and sanitary sewer service will be provided by the City of Broken Arrow. With regards to the 100-year floodplain, the property was shown on the 1984 Federal Emergency Management Agency (FEMA) maps to be located entirely in the 100-year floodplain (1 percent chance of flooding). The 1999 FEMA maps continued to show the property in the 100-floodplain. In 2009, however, there was a change. The 2009 FEMA maps shows most of the property to be located in the 500-year floodplain (0.2 percent chance of flooding) with just the area along north/east boundary and part of the south boundary being located in the 100-year floodplain. While no development is allowed to occur in the 100-year floodplain, development is permitted in the 500-year floodplain. The FEMA maps prepared in 2012 and 2016 continue to show most of the property in the 500-year floodplain with just the area along the north/east boundary and along part of the south boundary being located in the 100-year floodplain. According to the Subdivision Regulations, all property located within the 100-year floodplain is required to be placed within a reserve area with the maintenance of the reserve area identified in the covenants. The conditional final plat shows the base flood elevation to be 590. The finished floor elevations for the buildings in the apartment complex are required to be at least 12 inches above the flood elevation.

Attachments: Checklist
Conditional Final Plat
2016 Floodplain Map
Site plan

Recommendation:

Staff recommends PT19-110, conditional final plat for Riverbrook Addition, Block 1, Lots 1 and 2, be approved, subject to the attached checklist.

Reviewed and Approved By: **Larry R. Curtis**

BDM