



City of Broken Arrow

Request for Action

File #: 20-1171, **Version:** 1

Broken Arrow Planning Commission
09-24-2020

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BACP-171 (Comprehensive Plan Change), Level 3 (Transition Area) and Level 6 (Regional Employment/Commercial) to Level 3 (Transition Area), Bricktown East, 23.5 acres, CG (Commercial General) and IL (Industrial Light), one-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th E. Avenue)

Background:

Applicant: Jim Beach, Wallace Engineering
Owner: Villages at Bricktown, LLC
Developer: Villages at Bricktown, LLC
Engineer: Wallace Engineering
Location: One-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th E. Avenue)
Size of Tract 23.5 acres
Number of Lots: 95
Present Zoning: CG (Commercial General) and IL (Industrial Light)
Comp Plan: Level 3 (Transition Area), Level 6 (Regional Employment/Commercial)

BACP 171 is a request to change the Comprehensive Plan designation from Level 3 (Transition Area) and Level 6 (Regional Employment/Commercial) to Level 3 for a proposed single-family residential development on 23.5 acres located one-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th E. Avenue). The property, which is vacant and unplatted, is currently zoned CG (Commercial General) and IL (Industrial Light).

On March 27, 2008, the Planning Commission recommended approval (3-1 vote) of a request to amend the Comprehensive Plan land use designation (BACP-94) on this site from Level 3 and Level 6 to Level 3 for a 264-unit, four-story multifamily housing project. The request was heard by the City Council on April 15, 2008 where it was tabled to allow the applicant to consider a PUD process and to prepare a traffic study after several residents expressed concern about traffic, the size of the proposed four-story, high-density buildings, and the lack of a buffer between single-family and the multi-family development. Staff reached out to the applicant in July 2008 to inquire if the developer was planning to proceed with the request. The project file does not include a response to this request. At the time of the amendment request, the property had included 100-year floodplain. However, a draft update of the FEMA map no longer indicated any 100-year floodplain on the site, and the map was later approved.

With BACP-171, applicant requests approval to amend the Comprehensive Plan land use designation from Level 3 (Transition Area) and Level 6 (Regional Employment/Commercial) to Level 3 for a single-family residential development. In conjunction with BACP-171, applicant has submitted a Planned Unit Development (PUD-318) for Bricktown East that includes 95 residential lots in a gated community with private streets. A preliminary plat has also been submitted and is scheduled for the October 8, 2020 Planning Commission meeting.

The site includes an existing sanitary sewer easement in the northeast, and a gas line easement along the south boundary. A fifty-foot setback is required from pipelines that will be reviewed as part of the PUD and platting process. Adjacent properties to the south have reserve areas for drainage along the south boundary of this site.

Table 4.1-5 of the Zoning Ordinance indicates that the minimum gross land area per dwelling unit in the RS-4 zoning district is 7,875 square feet. Based on this, a potential 130 units could be built on 23.51 acres as shown in the following table.

Land Use	Area	Area Allocated per Dwelling Unit (DU)	DU Allowed for Gross Area	Proposed Number of Units	Dwelling Units per acre (DU/acre)
RS-4 SF Residential (Net Area)	18.10 acres	7,875 SF/DU	100	95	5.25
Reserve A Detention and U/E	3.05 acres				
Reserve B Private Streets	2.36 acres				
Gross land area	23.51 acres	7,875 SF/DU	130	95	4.04

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 3 and 6	R-1, RM, IL	Single-family residence, multi-family, vacant land and railroad
East	Level 6	R-1, IL	Railroad with vacant land beyond, Industrial/warehouse
South	Level 3, 4 and 6	CG, CG/PUD-162 CG/PUD-179	Vacant parcel, Aldi market, auto dealership, health club and future auto body shop
West	Level 6	R-1 CN/PUD-116	Elder Place, mini-storage, RV storage

Attachments: Case Map
Aerial
Comprehensive Plan Exhibit
Comprehensive Plan Narrative
Draft Design Statement

Recommendation:

Based upon the location of the property, the existing and surrounding land uses, Staff recommends approval of BACP-171, subject to the following conditions of approval.

1. Approval of the rezoning of the property from CG and IL zoning designations to RS-4/PUD-318.
2. The property shall be platted in accordance with the Land Subdivision Code and the Engineering Design Criteria Manual including the dedication of required rights-of-way and utility easements.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

JMW