

## **Bricktown East – Proposed Comprehensive Plan Change from Level 6 to Level 3**

WHAT HAS CHANGED SINCE THE COMPREHENSIVE PLAN WAS ADOPTED TO WARRANT THIS REQUEST?

GENERAL INFORMATION: Level 3, Transitional Area, is intended for higher density residential and lower density employment uses. Level 3 should be located adjacent to an arterial street. The current Level 6, Regional Commercial/Employment is intended for a mixture of medium to high intensity commercial and employment uses in the vicinity of major transportation corridors. Observing the general patterns of development intensity, Level 6 land uses have not developed this far south over the past 25 years. The railroad creates a natural break where a substantial area of Level 6 and its appropriate land uses and zoning extend north of the railroad. South of the railroad, more varied and lower intensities create an environment for residential and supporting commercial. But the subject site, currently designated as Level 6, creates a break in the broad pattern of land uses the market currently supports.

TRAFFIC COUNTS AND PATTERNS: General increase over past 10 years but insignificant for this application.

UTILITY/INFRASTRUCTURE CHANGES: Insignificant for this application.

STATUS OF FLOODPLAIN/HYDROLOGY: No changes.

ANY CHANGES IN SURROUNDING LAND USE: Within a 1/2 mile, single-family residential uses have been the most common land use type to appear during the last 25 years.

IS THERE OTHER PROPERTY WITHIN A HALF-MILE RADIUS AVAILABLE FOR PROPOSED USE AND DEVELOPMENT? No

DOES THE PROPOSED CHANGE FIT INTO THE EXISTING COMPREHENSIVE PLAN FUTURE DEVELOPMENT GUIDE MODEL? Yes, substantial areas of Level 2 and Level 3 are adjacent to Kenosha and extend 1/4 to 1/2 mile to the north. Within 1/4 mile to the northwest is a developed area of Level 1. The nodes at Kenosha and Aspen, and Kenosha and Olive are predominantly Level 4, Commercial/Employment Nodes as expected and contain the expected small commercial uses. The proposed Level 3 is an appropriate step-down category to support the LUIS Node pattern.

DOES THE PROPOSED CHANGE INVOLVE A SINGLE USE/ONE LOT DEVELOPMENT? No - single use, multiple lots, developed as:

Residential Lots - 18.10 acres

Reserve A (private streets) - 2.36 acres

Reserve B (open space and drainage) - 3.05 acres

Total Site - 23.51 acres