



# City of Broken Arrow

## Request for Action

---

**File #:** 20-1247, **Version:** 1

---

**Broken Arrow Planning Commission**  
**10-08-2020**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:**

**Public hearing, consideration, and possible action regarding BACP-172 (Comprehensive Plan Change), Robson North, 69.47 acres, Level 2, Level 3, Level 4, and Greenway/Floodplain to Level 2 and Greenway/Floodplain, generally located one-eighth mile north of Kenosha Street (71st Street), one-quarter mile east of 65<sup>th</sup> Street (241<sup>st</sup> E. Avenue/Oneta Road)**

**Background:**

**Applicant:** Tim Terral, Tulsa Engineering and Planning

**Owner:** The Robson Companies, Inc.

**Developer:** The Robson Companies, Inc.

**Engineer:** Tulsa Engineering and Planning

**Location:** One-eighth mile north of Kenosha Street (71st Street), one-quarter mile east of 65th Street (241st E. Avenue/Oneta Road)

**Size of Tract** 69.47 acres

**Number of Lots:** 1

**Present Zoning:** A-1

**Comp Plan:** Level 2 (Urban Residential), Level 3 (Transitional), Level 4 (Commercial/Employment Nodes) and Greenway/Floodplain to Level 2 and Greenway/Floodplain

BACP-172 is a request to change the Comprehensive Plan designation from Level 2, Level 3, Level 4, and Greenway/Floodplain to Level 2 and Greenway/Floodplain on 69.47 acres located one-eighth mile north of Kenosha Street (71st Street), one-quarter mile east of 65th Street (241st E. Avenue/Oneta Road). The property is unplatted and undeveloped.

The area associated with BACP-172 was designated as Level 2 in the previous Comprehensive Plan. When the 2019 Comprehensive Plan was prepared there were discussions between the property owner and the consultant about creating the "Forest Ridge Area Town Center". As noted in the 2019 Comprehensive Plan, "Today, residents of Forest Ridge do not have many options for nearby retail or entertainment. There a potential to develop retail and commercial along Kenosha near Forest Ridge with a "town center" feel. Types of development that might be appropriate include small-scale grocery, retail, dining, office, and residential." Along these lines, the area associated with BACP-172 was designated as Level 2, Level 3, Level 4, and Greenway/Floodplain with a Special District Overlay. While the "Forest Ridge Area Town Center" can still occur, the owner of the property associated with BACP-172 wants to develop single-family detach homes in the area that was predominantly designated as Level 3. As a result, they have submitted BACP-172 requesting that

the Level 3 area, along with a small portion of Level 4 be changed to Level 2. The existing small area of Level 2 would remain. If BACP-172 is approved, they will be applying to change the zoning from A-1 to RS-3.

#### 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 1 and Greenway/Floodplain	Unincorporated Wagoner County	100-year floodplain and large lot single family residential
East	Level 1 and Greenway/Floodplain	A-1	100-year floodplain and large lot single family residential
South	Level 4	A-1	Undeveloped
West	Greenway/Floodplain	A-1	100-year floodplain and large lot single family residential

**Attachments:** Case Map  
Aerial Photo  
Comprehensive Plan  
Comprehensive Plan excerpt

**Recommendation:**

Staff recommends that BACP-172 be approved as requested, subject to the property being platted.

**Reviewed by: Jill Ferenc**

**Approved by: Larry R. Curtis**

BDM