



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 20-1326      **Name:**  
**Type:** Consent Item      **Status:** Agenda Ready  
**File created:** 10/15/2020      **In control:** Planning Commission  
**On agenda:** 10/22/2020      **Final action:** 10/22/2020  
**Title:** Approval of PT20-112, preliminary plat, The Lakes at Rabbit Run, 35.51 acres, 100 Lots, A-1 to PUD-316/RS-4, one-quarter mile south of New Orleans Street (101st Street), east of Olive Avenue (129th E. Avenue)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2-CHECKLIST - THE LAKES AT RABBIT RUN, 2. 3-PRELIMINARY PLAT.09-30-2020, 3. 4-CONCEPTUAL ENGINEERING PLANS, 4. 5-APPROVED DESIGN STATEMENT FOR PUD 316

Date	Ver.	Action By	Action	Result
10/22/2020	1	Planning Commission		

### Broken Arrow Planning Commission 10-22-2020

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

**Approval of PT20-112, preliminary plat, The Lakes at Rabbit Run, 35.51 acres, 100 Lots, A-1 to PUD-316/RS-4, one-quarter mile south of New Orleans Street (101<sup>st</sup> Street), east of Olive Avenue (129<sup>th</sup> E. Avenue)**

#### Background:

**Applicant:** Mark B. Capron, Wallace Engineering

**Owner:** Perkins Development Corporation

**Developer:** The Lakes at Rabbit Run, LLC

**Engineer:** Wallace Engineering

**Location:** One-quarter mile south of New Orleans Street (101st Street), east of Olive Avenue (129th E. Avenue)

**Size of Tract:** 35.51 acres

**Number of Lots:** 100 proposed

**Present Zoning:** A-1 (PUD-316/RS-4 (BAZ-2061) approved subject to platting on part of the property)

**Comp Plan:** Level 3

PT20-107, the preliminary plat for The Lakes at Rabbit Run, contains 35.51 acres with 100 proposed lots. The property, which is presently zoned A-1, is located one-quarter mile south of New Orleans Street (101st Street), east of Olive Avenue (129th E. Avenue). On September 15, 2020, the City Council approved PUD-316 and BAZ-2061, a request to change the underlying zoning on 27.13 acres from A-1 RS-4. PUD-316 and BAZ-2061

were approved subject to the property being platted.

After the zoning was approved by the City Council, applicant was able to obtain additional land to the north that will be used for stormwater detention. As a result, applicant has submitted a request for a major amendment to PUD-316 to expand the boundaries of the PUD and to change the zoning on the additional property from A-1 to RS-4. PUD-316A and BAZ-2070 will be heard by the Planning Commission on November 19, 2020. The additional property that was obtained is shown on the attached preliminary plat as Reserve "O", which is indicated as a stormwater detention/overland drainage/conservation easement.

The Lakes at Rabbit Run is a zero-lot line, gated, private street, single-family detached residential development, like the Rabbit Run additional on the west side of Olive Avenue. As with Rabbit Run, the streets will be privately maintained by the homeowners association. The development will have two gated points of access to Olive Avenue. A stub street to the south will be held in reserve. If "The Lakes of Rabbit Run" expands to the south, the road will be utilized. If the road is not constructed, the reserve area will remain as open space. As part of PUD-316, minimum lot sizes have been reduced to 5,200 square feet, minimum lot width has been reduced to 50 feet, and the front building setback on some lots has been reduced to 15 feet. Internally, a four-foot wide sidewalk will be provided on one side of the street.

Water and sanitary sewer service will be provided by the City of Broken Arrow. According to FEMA maps, none of the property is located within a 100-year floodplain. Stormwater detention will be provided in Reserve Area "O" on the north part of the property.

**Attachments:** Checklist  
Preliminary plat  
Conceptual engineering plans  
Approved PUD-316 design statement

**Recommendation:**

Staff recommends PT20-112, preliminary plat for The Lakes at Rabbit Run, be approved, subject to the attached checklist.

**Reviewed By:** Jill Ferenc

**Approved By:** Larry R. Curtis

BDM