



City of Broken Arrow

Request for Action

File #: 20-1270, Version: 1

**Broken Arrow City Council
Meeting of: 10-20-2020**

Title:

Consideration, discussion and possible approval of BACP-131A (Comprehensive Plan Change), Oak Pond, 6.1 acres, Level 1 (Rural Residential) to Level 3 (Transition Area), north of Washington Street (91st Street), one-quarter mile west of 9th Street (177th E. Avenue)

Background:

BACP 131A is a request to change the Comprehensive Plan designation from Level 1 to Level 3, on 6.1 acres located north of Washington Street (91st Street), one-quarter mile west of 9th Street (177th E. Avenue). The property, which is unplatted, is currently zoned A-1 (Agriculture).

On January 21, 2014, the City Council conditionally approved a Comprehensive Plan amendment (BACP-131) to change the land use designation for a 6.46-acre site from Level 3 (Transition Area) to Level 1 (Rural Residential). Also approved was a request to rezone the property (BAZ-1900) from RM (Residential, Multifamily) to A-1 (Agriculture), and a Specific Use Permit (SP-273) for horticultural nursery sales. Several conditions of approval were not met, and staff reached out to work with the property owner in an attempt to resolve the outstanding items. An agreement was made to waive the platting requirement in exchange for dedication of right-of-way and a utility easement. In July 2014, the applicant dedicated 60 feet of right-of-way and a utility easement along the Washington Street frontage of the property. The owner intends to sell the property and is requesting this Comprehensive Plan amendment to market the property for a different use.

With BACP-131A, applicant requests approval to amend the Comprehensive Plan land use designation from Level 1 (Agricultural) to Level 3 (Transition Area). While a draft Planned Unit Development document has not been submitted with this request, staff anticipates receiving a request to rezone the property to RM (Residential Multifamily) should the Comprehensive Plan amendment be approved. Should these requests be approved, the Specific Use Permit (SP-273) for horticultural nursery sales will need to be abrogated.

A blue line stream is located on the site. The area across the street to the south of Washington Street has been mapped as 100-year floodplain. Staff anticipates that a study of this project site will result in some areas of floodplain on the site. City utilities are available to serve the site.

The following table shows the maximum potential amount of multifamily dwelling units (DU) based on gross area of the site. In actuality, not all of the site is developable. Once the floodplain is mapped and the actual developable area is identified, a more accurate amount of potential dwelling units can be determined.

Gross Area	Area Allocated per Dwelling Unit (DU)	Maximum Number of Dwelling Units (DU)	Dwelling Units per acre (DU/acre)
6.1 acres (265,716 SF)	2,200 SF/DU	121	19.8

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 2 and 3	A-1, R-3	Single-family residences
East	Level 3	A-1, RM	Single-family residence, Vacant land
South	Level 2 and 3	A-1, RS-3	Washington Street, Single-family residences
West	Level 3 and Greenway/Floodplain	A-1	Single-family residences

BACP-131A was reviewed by the Planning Commission on September 24, 2020. One resident spoke on this item with concerns about flooding in the area and questioned if construction on the site would improve drainage. Commissioner Ricky Jones responded that grading and drainage would be addressed through the platting and engineering phases. Staff had recommended that BACP-131A be approved subject to the following:

1. Rezoning the property from A-1 (Agriculture) to RM (Residential, Multifamily).
2. The property shall be platted in accordance with the Land Subdivision Code and the Engineering Design Criteria Manual including dedication of required rights-of-way and utility easements.
3. Applicant to map the limits of the FEMA floodplain. Areas identified as floodplain shall be zoned FD (Floodplain) in conjunction with the future rezoning request.
4. Applicant to abrogate SP-273 in conjunction with a future rezoning request for the property.

After reviewing the information presented in the Staff report and information provided by the applicant, the Planning Commission recommended approval (5-0) of BACP-131A as per Staff recommendation.

Cost: \$0

Funding Source: None

Requested By: Larry R. Curtis, Director of Community Development

Approved By: City Manager's Office

Attachments: Published Planning Commission Staff report
Case Map
Aerial
FEMA Map
USGS Topographic Map
2013 Alta Survey
BACP-131, BAZ-1900 and SP-273 Documents

Recommendation:

Approve BACP-131A as recommended by Planning Commission and Staff.