



City of Broken Arrow

Legislation Details (With Text)

File #: 18-1039 **Name:**

Type: Consent Item **Status:** Agenda Ready

File created: 8/27/2018 **In control:** Planning Commission

On agenda: 9/13/2018 **Final action:**

Title: Approval of PT18-105, Preliminary Plat, RDS Business Park, 19.70 acres, 6 Lots, A-1 to CN, one-quarter mile north of Kenosha Street, east of 23rd Street

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2-CHECKLIST.RDS BUSINESS PARK, 2. 3-PRELIMINARY PLAT AND COVENANTS, 3. 4-CONCEPTUAL UTILITIES

Date	Ver.	Action By	Action	Result
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Broken Arrow Planning Commission 09-13-2018

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

Approval of PT18-105, Preliminary Plat, RDS Business Park, 19.70 acres, 6 Lots, A-1 to CN, one-quarter mile north of Kenosha Street, east of 23rd Street

Background:

Applicant: JR Donelson, JR Donelson, Inc.
Owner: RDS Investments, LLC
Developer: RDS Investments, LLC
Engineer: JR Donelson, Inc.
Location: One-quarter mile north of Kenosha Street, east of 23rd Street
Size of Tract 19.70 acres
Number of Lots: 6
Present Zoning: A-1 to CN (BAZ-2007)
Comp Plan: Level 4

PT18-105, the preliminary plat for RDS Business Park, contains 19.70 acres and is proposed to be divided into six lots and two reserve areas. This property, which is located one-quarter mile north of Kenosha Street, east of 23rd Street, is presently zoned A-1. On August 14, 2018, the City Council approved BAZ-2007 to change the zoning on the property from A-1 to CN (Commercial Neighborhood). BAZ-2007 was approved subject to the property being platted.

On June 29, 2009, the City Council reviewed and approved BACP 103, a request to change the Comprehensive Plan designation on the property from Level 3 to Level 4. BACP 103 was approved subject to the property being platted. It was specified with BACP 103 that as part of the platting process, Hillside Drive would be extended from 23rd Street to the east property line. As part of the 2012 Update to the Comprehensive Plan, the land use designation on the property was changed to Level 4.

With the CN zoning, Hillside Drive is classified as a commercial street. According to the Engineering Design Criteria Manual, the right-of-way for commercial streets is 80 feet. The preliminary plat only shows 60 feet of right-of-way for Hillside Drive, which needs to be changed to 80 feet. Similarly, 23rd Street is classified as a primary arterial street, which requires 60 feet of right-of-way from the section line. The preliminary plat only shows 50 feet, which needs to be changed to 60 feet.

The preliminary plat shows one point of access to 23rd Street from Lot 1, Block 1 and another point of access from Lot 2, Block 1. The Zoning Ordinance requires access points to arterial streets to be at least 250 feet apart, centerline to centerline. The proposed access points do not meet this requirement and need to be removed. By the Zoning Ordinance, the only access allowed to 23rd Street from this property is the continuation of Hillside Drive.

In the future there may be a traffic signal at Hillside Drive and 23rd Street. It is important that there be cross access between the RDS Business Park and Tiger Plaza to the south. Therefore, either a public street needs to be provided that connects Hillside Drive with Lot 2, Block 1 of Tiger Plaza or a mutual access easement of at least 50 feet in width needs to be shown on the plat.

According to the FEMA maps, none of the property is located in a 100-year floodplain area. On-site storm water detention is required. An overland drainage easement has been provided, but these areas need to be placed in a reserve area with the maintenance of these areas identified in the covenants.

Water and sanitary sewer service to the property will be provided by the City of Broken Arrow.

Attachments: Checklist
 Preliminary Plat and Covenants
 Conceptual Utilities

Recommendation:

Staff recommends PT18-105, preliminary plat for RDS Business Park, be approved, subject to the attached checklist.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael Skates**

BDM