



City of Broken Arrow

Legislation Details (With Text)

File #: 20-79 **Name:**
Type: Public Hearings **Status:** Agenda Ready
File created: 12/27/2019 **In control:** Planning Commission
On agenda: 1/9/2020 **Final action:** 1/9/2020
Title: Public hearing, consideration, and possible action regarding BACP 167 (Comprehensive Plan Change), Ruhl-Siegfried, 78.18 acres, Level 2 to Levels 2 and 4, one-quarter mile east of Olive Avenue (129th East Avenue), south of New Orleans Street (101st Street)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2-CASE MAP, 2. 3-AERIAL, 3. 4-COMPREHENSIVE PLAN, 4. 5-DRAFT PUD

Date	Ver.	Action By	Action	Result
1/9/2020	1	Planning Commission		

Broken Arrow Planning Commission 01-09-2020

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BACP 167 (Comprehensive Plan Change), Ruhl-Siegfried, 78.18 acres, Level 2 to Levels 2 and 4, one-quarter mile east of Olive Avenue (129th East Avenue), south of New Orleans Street (101st Street)

Background:

Applicant: Erik Enyart, Tanner Consulting, LLC
Owner: Siegfried Companies, Inc.
Developer: Siegfried Companies, Inc.
Engineer: Tanner Consulting, LLC
Location: One-quarter mile east of Olive Avenue (129th East Avenue), south of New Orleans Street (101st Street)
Size of Tract: 78.18 acres
Number of Lots: 1
Present Zoning: A-1 (Agricultural)
Comp Plan: Level 2 (Urban Residential)

BACP-167 is a request to change the Comprehensive Plan designation on a 78.18 - acre tract of land from Level 2 to Levels 2 and 4. The property, which is located one-quarter mile east of Olive Avenue and south of New Orleans Street is presently zoned A-1 (Agricultural) and is unplatted.

Applicant is seeking the change in the Comprehensive Plan in an effort to modify the zoning on the property. A rezoning and PUD application were submitted in conjunction with this application and will be heard by the Planning Commission on January 23, 2019. The development concept describes the proposed development as a mixed-use with a variety of housing types including an area of private, gated streets, larger estate lots, and alley-loaded homes. The northwest corner of the property, the area being requested as Level 4 of the Comprehensive Plan, is proposed as a community market area for the residents of the neighborhood and the public.

In the draft PUD that has been submitted, the property is divided into two areas, Development Area A (northwest corner of the property) is proposed as the commercial area and Development Area B (the remaining property) is proposed as the residential area with a maximum of 250 lots.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Public/Semi-Public	A-1	Wolf Creek Elementary School and Oliver Middle School
East	Level 2	RS-3 and A-1	Single-Family Residential
South	Public/Semi-Public	A-1	Undeveloped
West	Level 3	A-1	Undeveloped

According to FEMA maps, none of the property is located in a 100-year floodplain area.

Attachments: Case map
Aerial photo
Comprehensive Plan
Draft PUD

Recommendation:

Based on the Comprehensive Plan, the location of the property, the draft PUD that was submitted, and the surrounding land uses, Staff recommends that BACP-167 be approved, subject to the property being platted and a PUD being approved that is similar in context to the draft PUD submitted with BACP-167.

Reviewed By: Jill Ferenc

Approved By: Larry R. Curtis

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