



City of Broken Arrow

Legislation Details (With Text)

File #:	20-507	Name:	
Type:	Consent Item	Status:	Agenda Ready
File created:	5/11/2020	In control:	Planning Commission
On agenda:	5/14/2020	Final action:	
Title:	Approval of PT18-105, Conditional Final Plat, RDS Business Park, 19.70 acres, 8 Lots, A-1 to PUD-287/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-CONDITIONAL FINAL PLAT AND COVENANTS.RDS BUSINESS PARK		

Date	Ver.	Action By	Action	Result
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Broken Arrow Planning Commission 05-14-2020

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

Approval of PT18-105, Conditional Final Plat, RDS Business Park, 19.70 acres, 8 Lots, A-1 to PUD-287/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: 8
Present Zoning: A-1 to PUD-287/CN (BAZ-2007)
Comp Plan: Level 4

PT18-105, the conditional final plat for RDS Business Park, contains 19.70 acres and is proposed to be divided into eight 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). Later on April 16, 2019, the City Council approved PUD-287. Both PUD-287 and BAZ-2007 were approved subject to the property being platted. A preliminary plat was approved by the Planning Commission on September 13, 2018, subject to an

attached checklist. Since the preliminary plat was approved prior to the PUD being submitted and approved, some of the comments on the preliminary plat have been modified to reflect the changes approved with PUD-287.

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.

The conditional final plat shows one point of access to 23rd Street from Lot 1, Block 1 and another point of access located between Lots 1 and 2, Block 2. As part of PUD-287, the Owner/Developer of RDS Business Park agreed to install raised medians on 23rd Street, which will limit the turning movements at these access points to right turns only. The engineering plans for the raised medians have been reviewed and approved by Staff.

A traffic signal has recently been installed 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. A 30-foot wide mutual access easement has been provided along the west side of Lot 3, Block 2 that will allow Tiger Plaza access to Hillside Drive.

According to the FEMA maps, none of the property is located in a 100-year floodplain area. On-site storm water detention is required, and an overland drainage easement has been provided.

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

Attachments: Checklist
Conditional final plat and covenants

Recommendation:

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

Reviewed By: Jill Ferenc

Approved By: Larry R. Curtis

BDM