



# City of Broken Arrow

## Request for Action

---

**File #:** 17-2434, **Version:** 1

---

**Broken Arrow Planning Commission**  
**07-27-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of PT17-110, Preliminary Plat, Rose District Row Homes, 7 lots, 0.56 acres, PUD 241/R-3 to PUD 263/DF, northeast corner of N. Cedar Avenue and W. Elgin Street

**Background:**

**Applicant:** Robert D. Sanders, Sanders Engineering, Inc.  
**Owner:** RoCo Properties, LLC  
**Developer:** RoCo Properties, LLC  
**Engineer:** Sanders Engineering, Inc.  
**Location:** Northeast corner of N. Cedar Avenue and W. Elgin Street  
**Size of Tract** 0.56 acres  
**Number of Lots:** 7  
**Present Zoning:** PUD 241/R-3  
**Proposed Zoning:** PUD 263/DF  
**Comp Plan:** Level 2 to Level 3 (BACP 158)

The preliminary plat of Rose District Row Homes, which contains 7 lots on 0.56 acres, is located on the northeast corner of N. Cedar Avenue and W. Elgin Street. The property has been previously platted as Lots 13 - 19, Block 12 of the Original Town of Broken Arrow. PUD 263 and BAZ 1980, a request to change the underlying zoning from R-3 to DF, was approved by the City Council on June 5, 2017, subject to the property being replatted. A residential structure that was previously located on the property has been removed.

Seven lots are proposed with Rose District Row Homes. While some of the units will be attached, each of the units is intended to be single-family, owner occupied units. According to PUD 263, the minimum lot size is 2,300 square feet, and the units have to cover at least 65 percent of the lot. The five units proposed along Elgin Street will setback four feet from the front property line. However, between the property line and the four foot building line setback, a porch is allowed to be constructed. Each of these units will have a garage at the rear of the unit. There will also be two other units on the north end of the property. Access to all seven units will be via a private drive in the center of the property. A property owner's association will be created that will maintain common use elements such as open space and mutual access easement private drives.

According to FEMA maps, none of the property is located within a 100-year floodplain. However, a creek does adjoin the property to the north and east. There is a significant topographical change from Elgin Street down to the creek. Water and sanitary sewer service to the addition will be provided by the City of Broken Arrow.

**Attachments:** Checklist  
Preliminary plat and covenants  
Conceptual utility plan

**Recommendation:** Staff recommends PT17-110, preliminary plat for Rose District Row Houses, be approved subject to the attached checklist.

**Reviewed By:** Larry Curtis

**Approved By:** Michael Skates

BDM