



City of Broken Arrow

Request for Action

File #: 17-2767, Version: 1

Broken Arrow Planning Commission

10-12-2017

To: Chairman and Commission Members

From: Development Services Department

Title:

Public hearing, consideration, and possible action regarding BAZ 1987 (rezoning), The Villas at Turnberry, 5.46 acres, CG to RS-4, south and west of the southwest corner of Dearborn Street and 37th Street

Background:

Applicant: Andrew Shank, Eller & Detrich, P.C.

Owner: Admiral Square, Inc.

Developer: Admiral Square, Inc.

Engineer: Tuttle & Associates, Inc.

Location: South and west of the southwest corner of Dearborn Street and 37th Street

Size of Tract 5.46 acres

Number of Lots: 1

Present Zoning: CG

Proposed Zoning: RS-4

Comp Plan: Level 4 to Level 3 (BACP 160)

BAZ 1987 is a request to change the zoning designation on a 5.46 - acre tract of undeveloped land located south and west of the southwest corner of Dearborn Street and 37th Street from CG (Commercial General) to RS-4 (Single-Family Residential). Applicant wants to develop approximately 22 single family detached homes on the property. The property has been platted as Lot 1, Block 1 of Turnberry Commercial. On September 28, 2017, the Planning Commission recommended approval of BACP 160 to change the Comprehensive Plan designation on the property associated with BAZ 1987 from Level 4 to Level 3, subject to the property being replatted. RS-4 zoning is considered to be in conformance with the Comprehensive Plan in Level 3. BACP 160 will be heard by the City Council on October 17, 2017.

The current CG zoning occurred on July 1, 2008, when the City Council approved BAZ 1801. BAZ 1801 was approved subject to the property being platted. The property was platted as Turnberry Commercial in 2008.

The conceptual site layout submitted with BACP 160 shows 22 single family lots and four commercial lots. The commercial lots are shown to be approximately 190 feet in depth. Staff has mentioned to the applicant that these lots may be too shallow for several types of commercial development. In addition, some of the commercial lots have less than 200 feet of frontage, which does not meet the minimum frontage requirements of the CG district. Also, the centerline of the point of access to 37th Street is less than 250 feet from the centerline of the drive to the existing commercial use on Lot 2, Block 1, which is not in compliance with the Zoning Ordinance. These are items that will need to be addressed as part of the platting process.

According to the FEMA maps, none of the property is located in a 100-year floodplain area. When Turnberry Commercial was platted, it contained the following statement, “Stormwater detention accommodations for this site are provided by the existing Turnberry Place detention facility. No fees or onsite facility is required.” For stormwater detention for the property associated with BAZ 1987, applicant proposes to use the stormwater detention facility to the west.

Surrounding land uses and zoning classifications include the following:

North:	CG	Undeveloped
East:	CG	Undeveloped
South:	PUD 150/RS-3	Turnberry Place
West:	PUD 150/RS-3	Turnberry Place Reserve Area

If the City Council approves BACP 160 on October 17, 2017, the Comprehensive Plan designation on the property will be changed from Level 4 to Level 3. RS-4 zoning is considered to be in conformance with the Comprehensive Plan in Level 3.

Attachments: Case map
Aerial photo
Comprehensive plan/BACP 160
Conceptual layout for The Villas at Turnberry
Turnberry Commercial Recorded plat

Recommendation:

On September 28, 2017, the Planning Commission recommended approval of BACP 160, subject to the property being replatted. BACP 160, a request to change the Comprehensive Plan designation from Level 4 to Level 3, will be heard by the City Council on October 17, 2017. The RS-4 zoning designation being requested with BAZ 1987 is in compliance with the Comprehensive Plan in Level 3. Therefore, based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1987 be approved, subject to the property being replatted and City Council approval of BACP 160.

Reviewed by: Larry Curtis

Approved by: Michael Skates

BDM