



City of Broken Arrow

Request for Action

File #: 18-310, **Version:** 1

Broken Arrow Planning Commission
03-08-2017

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

Approval of PT17-110, Conditional Final Plat, Rose District Row Homes, a replat of Lots 13 through 19, Block 12, Plat B-2, Original Town of Broken Arrow, 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 conditional final 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 (Planned Unit Development) 263 and BAZ (Rezoning) 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.

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. 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
Conditional final plat and covenants

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

Reviewed By: Larry Curtis

Approved By: Michael Skates

BDM