



City of Broken Arrow

Request for Action

File #: 18-341, Version: 1

**Broken Arrow Planning Commission
03-22-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BACP-161, Timber Ridge Cottages, 8.05 acres, Level 4 to Level 3, one-quarter mile south of Kenosha Street, east of 209th E Avenue

Background:

Applicant: DHTC Development, LLC
Owner: JM Assets, LP
Developer: DHTC Development, LLC
Engineer: Tulsa Engineering & Planning Associates, Inc
Location: One-quarter mile south of Kenosha Street, east of 209th E Avenue
Size of Tract 8.05
Number of Lots: 1
Present Zoning: A-1
Comp Plan: Level 4 (Commercial/Employment Nodes)

BACP-161 is a request to change the Comprehensive Plan designation on a 8.05 - acre tract of land from Level 4 to Level 3. Applicant is interested in rezoning the property to RM, with a PUD, for a multi-family development. RM is considered to be in conformance with the Comprehensive Plan in Level 3. The undeveloped property, which is located one-quarter mile south of Kenosha Street, east of 209th E Avenue, is currently zoned A-1 (Agricultural) and SP (Specific Use Permit) 164.

The property has been platted as Lot 1, Block 1 of Tee Town Golf Ranch and is the northernmost lot created with BAL-2026, which was approved by the Planning Commission on October 12, 2017.

The draft PUD submitted with BACP-161 proposes 74 units of senior multi-family housing with a mix of duplex (6 units), 4 Plex (40 units), and apartment style dwellings (28 units). Access to the proposed development is through two entrances off 209th East Avenue. A stub street has been provided to the property to the south for shared access. A future access is proposed to the west for when a frontage road is built along the Creek Turnpike. Eighty feet of right-of-way for a future frontage road is proposed to be dedicated along the west boundary with the plat of this property.

Detention is provided on-site with a detention pond on the northwest corner of the property and a 35-foot landscape buffer is proposed around the entirety of the site. A community building is proposed at the southern

entrance to the development.

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	Level 4	A-1	Undeveloped
East	Level 4	CG	Undeveloped/Creek Turnpike
South	Level 4	A-1/SP-164	Ridge at Broken Arrow (Place of Assembly)
West	Level 4	A-1	Undeveloped

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

Attachments: Case map
Aerial photo
Draft PUD Document
Tee Town Golf Ranch Plat

Recommendation:

Staff recommends that BACP-161 be approved, subject to the property being replatted, SP-134 being abrogated, and a PUD similar in context to the draft PUD submitted with BACP-161 being submitted with the future rezoning request.

Reviewed By: Larry Curtis

Approved By: Michael W. Skates

LRC: ALY