



City of Broken Arrow

Request for Action

File #: 18-1008, **Version:** 1

Broken Arrow Planning Commission
09-13-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT16-108A, Conditional Final Plat, North Rose Business Park, 13.20 acres, 13 lots, RM, R-2, CN, and CH to IL/PUD-253A, north of Kenosha Street, one-quarter mile east of Elm Place

Background:

Applicant: Mark Capron, Sisemore Weisz & Associates
Owner: Dunhill Properties Rental, LLC
Developer: Dunhill Properties Rental, LLC
Engineer: Sisemore Weisz & Associates
Location: North of Kenosha Street, one-quarter mile east of Elm Place
Size of Tract: 13.20
Number of Lots: 1
Present Zoning: R-2, RM, CN, and CH to ON, CN, and IL (BAZ-1965).PUD-253A
Comp Plan: Levels 2 and 6 to Level 3 via BACP-123

The conditional final plat for North Rose Business Park contains 13.20 acres and is located north of Kenosha Street and one-quarter mile east of Elm Place.

On June 18, 2012, the City Council conditionally approved BACP-123, a request to change the Comprehensive plan designation on 6.51 acres from Level 2 (Urban Residential) to Level 6 (Regional Employment/Commercial). Approval was contingent upon the property being platted and developed through the PUD process.

On November 17, 2016, the City Council conditionally approved PUD-253 and BAZ-1965, a request to change the zoning from Residential Multifamily (RM), Single-Family (R-2), Commercial Neighborhood (CN), and Commercial Heavy (CH) to Industrial Light (IL) and PUD-253 for existing retail shop frontage, storage units, and office buildings. Approval was contingent upon the property being platted. As of today, the property is unplatted.

On June 14, 2018, the Broken Arrow Planning Commission recommended approval of PUD-253A, a Major Amended to PUD-253 to allow for additional uses. The recommendation will be heard by the Broken Arrow City Council on July 3, 2018.

On June 28, 2018, the Broken Arrow Planning Commission recommended approval of the Preliminary plat as recommend by staff.

On August 23, 2018, the Planning Commission recommended approval of BAL-2035 for three lot splits. At that time, the developer dedicated the Utility Easement and Right of Ways along Kenosha.

The applicant is proposing to construct a mixed-use development consisting of existing retail shop fronting Kenosha Street, warehouse/office, medical offices, and mini-storage to the north and three office buildings on the east side of the property. A public street, North Birch Avenue, will divide the property from Kenosha Street to the City of Broken Arrow Storm Water Detention Facility to the north.

Water and sanitary sewer service to this property are available from the City of Broken Arrow. According to the FEMA maps, none of the property is located in the 100-year floodplain area.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT16-108A, Conditional Final plat for Kenosha-Elm Business Park, be approved, subject to the attached checklist.

Reviewed By: Larry R. Curtis

Approved By: Michael Skates

LRC