



# City of Broken Arrow

## Request for Action

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**File #: 20-79, Version: 1**

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**Broken Arrow Planning Commission  
01-09-2020**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding BACP 167 (Comprehensive Plan Change), Ruhl-Siegfried, 78.18 acres, Level 2 to Levels 2 and 4, one-quarter mile east of Olive Avenue (129<sup>th</sup> East Avenue), south of New Orleans Street (101<sup>st</sup> Street)

**Background:**

**Applicant:** Erik Enyart, Tanner Consulting, LLC  
**Owner:** Siegfried Companies, Inc.  
**Developer:** Siegfried Companies, Inc.  
**Engineer:** Tanner Consulting, LLC  
**Location:** One-quarter mile east of Olive Avenue (129th East Avenue), south of New Orleans Street (101st Street)  
**Size of Tract** 78.18 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1 (Agricultural)  
**Comp Plan:** Level 2 (Urban Residential)

BACP-167 is a request to change the Comprehensive Plan designation on a 78.18 - acre tract of land from Level 2 to Levels 2 and 4. The property, which is located one-quarter mile east of Olive Avenue and south of New Orleans Street is presently zoned A-1 (Agricultural) and is unplatted.

Applicant is seeking the change in the Comprehensive Plan in an effort to modify the zoning on the property. A rezoning and PUD application were submitted in conjunction with this application and will be heard by the Planning Commission on January 23, 2019. The development concept describes the proposed development as a mixed-use with a variety of housing types including an area of private, gated streets, larger estate lots, and alley-loaded homes. The northwest corner of the property, the area being requested as Level 4 of the Comprehensive Plan, is proposed as a community market area for the residents of the neighborhood and the public.

In the draft PUD that has been submitted, the property is divided into two areas, Development Area A (northwest corner of the property) is proposed as the commercial area and Development Area B (the remaining property) is proposed as the residential area with a maximum of 250 lots.

### 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	Public/Semi-Public	A-1	Wolf Creek Elementary School and Oliver Middle School
East	Level 2	RS-3 and A-1	Single-Family Residential
South	Public/Semi-Public	A-1	Undeveloped
West	Level 3	A-1	Undeveloped

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

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
Draft PUD

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, the draft PUD that was submitted, and the surrounding land uses, Staff recommends that BACP-167 be approved, subject to the property being platted and a PUD being approved that is similar in context to the draft PUD submitted with BACP-167.

**Reviewed By:** Jill Ferenc

**Approved By:** Larry R. Curtis

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