



# City of Broken Arrow

## Request for Action

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**File #:** 20-507, **Version:** 1

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**Broken Arrow Planning Commission**  
**05-14-2020**

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

**Title:** Approval of PT18-105, Conditional Final Plat, RDS Business Park, 19.70 acres, 8 Lots, A-1 to PUD-287/CN, one-quarter mile north of Kenosha Street, east of 23<sup>rd</sup> Street

**Background:**

**Applicant:** JR Donelson, JR Donelson, Inc.  
**Owner:** RDS Investments, LLC  
**Developer:** RDS Investments, LLC  
**Engineer:** JR Donelson, Inc.  
**Location:** One-quarter mile north of Kenosha Street, east of 23<sup>rd</sup> Street  
**Size of Tract** 19.70 acres  
**Number of Lots:** 8  
**Present Zoning:** A-1 to PUD-287/CN (BAZ-2007)  
**Comp Plan:** Level 4

PT18-105, the conditional final plat for RDS Business Park, contains 19.70 acres and is proposed to be divided into eight lots and two reserve areas. This property, which is located one-quarter mile north of Kenosha Street, east of 23<sup>rd</sup> Street, is presently zoned A-1. On August 14, 2018, the City Council approved BAZ-2007 to change the zoning on the property from A-1 to CN (Commercial Neighborhood). Later on April 16, 2019, the City Council approved PUD-287. Both PUD-287 and BAZ-2007 were approved subject to the property being platted. A preliminary plat was approved by the Planning Commission on September 13, 2018, subject to an attached checklist. Since the preliminary plat was approved prior to the PUD being submitted and approved, some of the comments on the preliminary plat have been modified to reflect the changes approved with PUD-287.

On June 29, 2009, the City Council reviewed and approved BACP 103, a request to change the Comprehensive Plan designation on the property from Level 3 to Level 4. BACP 103 was approved subject to the property being platted. It was specified with BACP 103 that as part of the platting process, Hillside Drive would be extended from 23<sup>rd</sup> Street to the east property line.

The conditional final plat shows one point of access to 23<sup>rd</sup> Street from Lot 1, Block 1 and another point of access located between Lots 1 and 2, Block 2. As part of PUD-287, the Owner/Developer of RDS Business Park agreed to install raised medians on 23<sup>rd</sup> Street, which will limit the turning movements at these access

points to right turns only. The engineering plans for the raised medians have been reviewed and approved by Staff.

A traffic signal has recently been installed at Hillside Drive and 23<sup>rd</sup> Street. It is important that there be cross access between the RDS Business Park and Tiger Plaza to the south. A 30-foot wide mutual access easement has been provided along the west side of Lot 3, Block 2 that will allow Tiger Plaza access to Hillside Drive.

According to the FEMA maps, none of the property is located in a 100-year floodplain area. On-site storm water detention is required, and an overland drainage easement has been provided.

Water and sanitary sewer service to the property will be provided by the City of Broken Arrow.

**Attachments:**        Checklist  
                             Conditional final plat and covenants

**Recommendation:**

Staff recommends PT18-105, conditional final plat for RDS Business Park, be approved, subject to the attached checklist.

**Reviewed By:**        **Jill Ferenc**

**Approved By:**        **Larry R. Curtis**

BDM