



City of Broken Arrow

Request for Action

File #: 20-1255, **Version:** 1

**Broken Arrow Planning Commission
10-08-2020**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT20-110, Preliminary Plat, Bricktown East, 23.5 acres, 92 Lots, CG and IL to PUD-318/RS-4, one-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th E. Avenue)

Background:

Applicant: Jim Beach, Wallace Engineering
Owner: Villages at Bricktown, LLC
Developer: Villages at Bricktown, LLC
Engineer: Wallace Engineering Structural Consultants, Inc.
Location: One-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th E. Avenue)
Size of Tract 23.5 acres
Number of Lots: 92
Present Zoning: CG and IL to PUD-318/RS-4
Comp Plan: Level 3 and Level 6 to Level 3 (BACP-171 pending)

PT20-110, the preliminary plat for Bricktown East contains four existing lots of 23.5 acres. This CG (Commercial General) and IL (Industrial Light) zoned property is located one-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th E. Avenue) and has pending zoning cases to accompany the plat.

On September 24, 2020, the Planning Commission recommended that the Comprehensive Plan land use designation for this property be amended from Level 3 and Level 6 to Level 3 (BACP-171). The Planning Commission also recommended approval of PUD-318 (Planned Unit Development) and BAZ-2064 (Rezoning) to change the zoning on this property from CG (Commercial General) and IL (Industrial Light) to RS-4 (Single-family Residential) for a 92-lot subdivision. These items are scheduled for the October 20, 2020 City Council meeting.

With PT0-110, applicant proposes to subdivide this site into 92 single-family lots and two reserve areas. Reserve A includes a stormwater detention pond and utility easement and is also designated as a common area. Reserve B includes the gated entry, private streets, sidewalks, decorative fencing, landscaping and utilities. The primary access will be off of Elder Place, and an exit only access point is proposed on the east side of the site at

Lansing Avenue leading to Aspen Avenue. Two stub streets are proposed to the north. Utilities will be provided by the City of Broken Arrow. None of the property is shown to be located in the 100-year floodplain. A drainage channel and storm sewer are proposed to convey stormwater within a drainage easement along the south boundary of the site.

Attachments: **Checklist**
 Preliminary Plat and Conceptual Utility Plan

Recommendation:

Staff recommends PT20-110, preliminary plat for Bricktown East be approved, subject to the attached checklist, and City Council approval of BACP-171, PUD-318 and BAZ-2064.

Reviewed by: **Jill Ferenc**

Approved by: **Larry R. Curtis**

JMW