



City of Broken Arrow

Request for Action

File #: 20-1271, Version: 1

**Broken Arrow City Council
Meeting of: 10-20-2020**

Title:

Consideration, discussion and possible approval of BACP-171 (Comprehensive Plan Change), Bricktown East, 23.5 acres, Level 3 (Transition Area) and Level 6 (Regional Employment/Commercial) to Level 3 (Transition Area), one-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th E. Avenue)

Background:

BACP 171 is a request to change the Comprehensive Plan designation from Level 3 (Transition Area) and Level 6 (Regional Employment/Commercial) to Level 3 (Transition Area) on 23.5 acres located one-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th E. Avenue). The property, which is vacant and unplatted, is currently zoned CG (Commercial General) and IL (Industrial Light).

A previous request to amend the Comprehensive Plan future land use map designation for this site was reviewed in 2008. However, after the City Council tabled the request to allow the applicant to consider a PUD and to prepare a traffic study, the applicant did not pursue the request any further. Additional details on the previous request are in the attached Planning Commission staff report.

With BACP-171, applicant requests approval to amend the Comprehensive Plan land use designation from Level 3 (Transition Area) and Level 6 (Regional Employment/Commercial) to Level 3 (Transition Area) for a single-family residential development. In conjunction with BACP-171, applicant has submitted an application to rezone the property to single-family residential (RS-4) and for a Planned Unit Development (PUD-318) for Bricktown East that includes 92 residential lots in a gated community with private streets. A preliminary plat has also been submitted and is scheduled for the October 8, 2020 Planning Commission meeting.

The site includes an existing sanitary sewer easement in the northeast, and a gas line easement along the south boundary. A fifty-foot setback is required from pipelines that will be reviewed as part of the PUD and platting process. Adjacent properties to the south have reserve areas for drainage along the south boundary of this site.

Table 4.1-5 of the Zoning Ordinance indicates that the minimum gross land area per dwelling unit in the RS-4 zoning district is 7,875 square feet. Based on this, a potential 130 units could be built on 23.51 acres as shown in the following table.

Land Use	Area	Area Allocated per Dwelling Unit (DU)	DU Allowed for Gross Area	Proposed Number of Units	Dwelling Units per acre (DU/acre)
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RS-4 SF Residential (Net Area)	18.10 acres	7,875 SF/DU	100	95	5.25
Reserve A Detention and U/E	3.05 acres				
Reserve B Private Streets	2.36 acres				
Gross land area	23.51 acres	7,875 SF/DU	130	95	4.04

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 3 and 6	R-1, RM, IL	Single-family residence, multi-family, vacant land and railroad
East	Level 6	R-1, IL	Railroad with vacant land beyond, Industrial/warehouse
South	Level 3, 4 and 6	CG, CG/PUD-162, CG/PUD-179	Vacant parcel, Aldi market, auto dealership, health club and future auto body shop
West	Level 6	R-1 CN/PUD-116	Elder Place, mini-storage, RV storage

BACP-171 was reviewed by the Planning Commission on September 24, 2020. No one spoke on this item during the Public Hearing portion of the proposed change in the Comprehensive Plan. After reviewing the information presented in the Staff report, the Planning Commission recommended approval (5-0 vote) of BACP -171 as per Staff recommendation.

Staff had recommended that BACP-171 be approved subject to the following:

1. Approval of the rezoning of the property from CG and IL zoning designations to RS-4/PUD-318.
2. The property shall be platted in accordance with the Land Subdivision Code and the Engineering Design Criteria Manual including the dedication of required rights-of-way and utility easements.

Cost: \$0

Funding Source: None

Requested By: Larry R. Curtis, Director of Community Development

Approved By: City Manager's Office

Attachments: Published Planning Commission Staff report
Case Map

Aerial
Comprehensive Plan Exhibit
Comprehensive Plan Narrative
Draft Design Statement

Recommendation:

Approve BACP-171 as recommended by Planning Commission and Staff.