



City of Broken Arrow

Request for Action

File #: 20-1278, Version: 1

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

Title:

Consideration, discussion, and possible approval of BACP-172 (Comprehensive Plan Change), Robson North, 69.47 acres, Level 2, Level 3, Level 4, and Greenway/Floodplain to Level 2 and Greenway/Floodplain, generally located one-eighth mile north of Kenosha Street (71st Street), one-quarter mile east of 65th Street (241st E. Avenue/Oneta Road)

Background:

BACP-172 is a request to change the Comprehensive Plan designation from Level 2, Level 3, Level 4, and Greenway/Floodplain to Level 2 and Greenway/Floodplain on 69.47 acres located one-eighth mile north of Kenosha Street (71st Street), one-quarter mile east of 65th Street (241st E. Avenue/Oneta Road). The property is unplatted and undeveloped.

The area associated with BACP-172 was designated as Level 2 in the previous Comprehensive Plan. When the 2019 Comprehensive Plan was prepared there were discussions between the property owner and the consultant about creating the “Forest Ridge Area Town Center”. As noted in the 2019 Comprehensive Plan, “Today, residents of Forest Ridge do not have many options for nearby retail or entertainment. There a potential to develop retail and commercial along Kenosha near Forest Ridge with a “town center” feel. Types of development that might be appropriate include small-scale grocery, retail, dining, office, and residential.” Along these lines, the area associated with BACP-172 was designated as Level 2, Level 3, Level 4, and Greenway/Floodplain with a Special District Overlay. While the “Forest Ridge Area Town Center” can still occur, the owner of the property associated with BACP-172 wants to develop single-family detach homes in the area that was predominantly designated as Level 3. As a result, they have submitted BACP-172 requesting that the Level 3 area, along with a small portion of Level 4 be changed to Level 2. The existing small area of Level 2 would remain along with the 100-year floodplain areas of Adams Creek that are presently designated Greenway/Floodplain. BAZ-2069, a request to change the zoning from A-1 to RS-3 has been submitted and will be heard by the Planning Commission on October 22, 2020.

BACP-172 was reviewed by the Planning Commission on October 8, 2020. Two citizens spoke during the Public Hearing session on this item and four citizen comment forms were submitted. Concerns expressed included increased stormwater runoff, flooding, and impacts on S. 245th E. Avenue, which is a narrow asphalt paved local street. Staff had recommended that BACP-172 be approved subject to the property being platted. After reviewing the information presented in the Staff report, the Planning Commission recommended approval (4-0) of BACP-172 as per Staff recommendation.

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 Photo
Comprehensive Plan
Comprehensive Plan excerpt
Citizen comment forms received at the Planning Commission meeting

Recommendation:

Approve BACP-172 as per Planning Commission and Staff recommendation.