



City of Broken Arrow

Request for Action

File #: 20-1326, **Version:** 1

Broken Arrow Planning Commission
10-22-2020

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

Approval of PT20-112, preliminary plat, The Lakes at Rabbit Run, 35.51 acres, 100 Lots, A-1 to PUD-316/RS-4, one-quarter mile south of New Orleans Street (101st Street), east of Olive Avenue (129th E. Avenue)

Background:

Applicant: Mark B. Capron, Wallace Engineering

Owner: Perkins Development Corporation

Developer: The Lakes at Rabbit Run, LLC

Engineer: Wallace Engineering

Location: One-quarter mile south of New Orleans Street (101st Street), east of Olive Avenue (129th E. Avenue)

Size of Tract 35.51 acres

Number of Lots: 100 proposed

Present Zoning: A-1 (PUD-316/RS-4 (BAZ-2061) approved subject to platting on part of the property)

Comp Plan: Level 3

PT20-107, the preliminary plat for The Lakes at Rabbit Run, contains 35.51 acres with 100 proposed lots. The property, which is presently zoned A-1, is located one-quarter mile south of New Orleans Street (101st Street), east of Olive Avenue (129th E. Avenue). On September 15, 2020, the City Council approved PUD-316 and BAZ-2061, a request to change the underlying zoning on 27.13 acres from A-1 RS-4. PUD-316 and BAZ-2061 were approved subject to the property being platted.

After the zoning was approved by the City Council, applicant was able to obtain additional land to the north that will be used for stormwater detention. As a result, applicant has submitted a request for a major amendment to PUD-316 to expand the boundaries of the PUD and to change the zoning on the additional property from A-1 to RS-4. PUD-316A and BAZ-2070 will be heard by the Planning Commission on November 19, 2020. The additional property that was obtained is shown on the attached preliminary plat as Reserve "O", which is indicated as a stormwater detention/overland drainage/conservation easement.

The Lakes at Rabbit Run is a zero-lot line, gated, private street, single-family detached residential development, like the Rabbit Run additional on the west side of Olive Avenue. As with Rabbit Run, the streets will be privately maintained by the homeowners association. The development will have two gated points of access to Olive Avenue. A stub street to the south will be held in reserve. If "The Lakes of Rabbit Run" expands to the

south, the road will be utilized. If the road is not constructed, the reserve area will remain as open space. As part of PUD-316, minimum lot sizes have been reduced to 5,200 square feet, minimum lot width has been reduced to 50 feet, and the front building setback on some lots has been reduced to 15 feet. Internally, a four-foot wide sidewalk will be provided on one side of the street.

Water and sanitary sewer service will be provided by the City of Broken Arrow. According to FEMA maps, none of the property is located within a 100-year floodplain. Stormwater detention will be provided in Reserve Area "O" on the north part of the property.

Attachments: Checklist
Preliminary plat
Conceptual engineering plans
Approved PUD-316 design statement

Recommendation:

Staff recommends PT20-112, preliminary plat for The Lakes at Rabbit Run, be approved, subject to the attached checklist.

Reviewed By: Jill Ferenc

Approved By: Larry R. Curtis

BDM