



City of Broken Arrow

Request for Action

File #: 26-492, **Version:** 1

Broken Arrow Planning Commission
04-09-2026

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

Approval of PR-000768-2024|PT-002601-2025, Conditional Final Plat, The Pines III, 19.14 acres, 71 lots, AG (Agricultural) to RS-P (Single Family Residential - Preservation) via BAZ-2041, at the southeast corner of Omaha Street (51st Street) and 37th Street (209th E. Avenue)

Background:

Applicant: Alan Betchan, AAB Engineering, LLC
Owner: The Pines at the Preserve LLC
Developer: The Pines at the Preserve LLC
Engineer: Alan Betchan, AAB Engineering, LLC
Location: Southwest corner of Omaha Street (51st Street) and 37th Street (209th East Avenue)
Size of Tract 19.14 acres
Number of Lots: 71 lots
Present Zoning: AG to RS-P via BAZ-2041
Comp Plan: Level 2 (Urban Residential)

PT-002601-2025, the conditional final plat for The Pines III, contains 71 lots on 19.14 acres. This property is located at the southwest corner of Omaha Street and 37th Street. BAZ-2041, a request to change the zoning on the property from AG to RS-P, was approved by the City Council on January 21, 2020.

The preliminary plat for The Pines II was divided into two phases. This conditional final plat is the second phase on the easternmost portion of the property located east of the existing Pines at the Preserve development. Access to this phase is available from Omaha Street through The Pines at the Preserve Phase I.

A previous version of this conditional final plat was approved by Planning Commission on January 22, 2026 subject to the checklist. Since then, the applicant has modified the layout of the plat to remove the access point directly onto 37th Street. In order to meet the requirements of the International Fire Code, a temporary access point will be available from the south for emergency vehicles. This temporary access must be maintained until a permanent access point is constructed with The Pines Phase IV. The previous checklist still applies to this version of the conditional final plat.

According to FEMA maps, none of this property is located in the 100-year floodplain.

Water service is available from Rural Water District #4, and sanitary sewer service to this site are available from the City of Broken Arrow. This item was reviewed by the Technical Advisory Committee on March 31, 2026.

Attachments: Checklist
Conditional Final Plat

Recommendation:

Staff recommends PT-002601-2025, conditional final plat for The Pines III, be approved subject to the attached checklist and construction of a temporary access point through the future Pines IV.

Reviewed by: Rocky Henkel

Approved by: Jane Wyrick

MEH