



City of Broken Arrow

Fact Sheet

File #: 16-245, Version: 1

Broken Arrow Planning Commission

03-10-2016

To: Chairman and Commission Members

From: Development Services Department

Title:

Consideration and possible action regarding PT15-103, Conditional Final Plat, Riverstone Estates, 103 lots, 37.28 acres, A-1 to RS-3, one-third mile east of Olive Avenue, south of Tucson Street

Background:

Applicant: Erik Enyart, Tanner Consulting, LLC

Owner: Double Eagle Estates, LLC

Developer: Double Eagle Estates, LLC

Engineer: Tanner Consulting, LLC

Location: One-third mile east of Olive Avenue, south of Tucson Street

Size of Tract 37.28 acres

Number of Lots: 103

Present Zoning: A-1

Proposed Zoning: RS-3 (BAZ 1911)

Comp Plan: Level 2 and Greenway/Floodplain

The conditional final plat of Riverstone Estates contains 37.28 acres located one-third mile east of Olive Avenue, south of Tucson Street. This development, which is the first phase, proposes to have 103 lots. The property is presently zoned A-1. On March 18, 2014, the City Council approved BAZ 1911 to change the zoning on the property from A-1 to RS-3. BAZ 1911 was approved, subject to the property being platted. The preliminary plat, which was called "Double Eagle," contained 248 lots on 79.98 acres and was approved by the Planning Commission on February 12, 2015, subject to the attached checklist.

A major storm water and drainage swale passes in a north/south direction through the center of the property. When the Comprehensive Plan was adopted in 1997 the drainage area was shown to be in the 100-year floodplain. There are two ponds on the property that will be drained and regraded. Water and sanitary sewer service will be provided by the City of Broken Arrow.

The Technical Advisory Committee will review the conditional final plat for Riverstone Estates on March 8, 2016.

Attachments: Checklist
Conditional final plat and covenants

File #: 16-245, **Version:** 1

Recommendation: Staff recommends PT15-111, conditional final plat for Riverstone Estates, be approved subject to the attached checklist.

Reviewed By: **Farhad Daroga**

Approved By: **Michael W. Skates**

FKD: BDM