City of Broken Arrow

Request for Action

File #: 25-110, **Version:** 1

Broken Arrow Planning Commission
01-16-2024

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

Approval of PT-001962-2025|PR-000768-2024, Conditional Final Plat, Reserve at Pines III, approximately 0.35 acres, 1 Lot, RS-3(Single-Family Residential), (via BAZ-2041), located south of Omaha Street (51st Street) and west of 37th Street (209th E. Avenue)

Background:

Applicant: Alan Betchan, AAB Engineering, LLC
Owner: The Pines at the Reserve, LLC
Developer: New Bedford Lakes, LLC
Engineer: AAB Engineering, LLC
Location: South of Omaha Street (51st Street) and west of 37th Street (209th E.Avenue)
Size of Tract 0.35 acres
Number of Lots: 1
Zoning: RS-3 (Single Family Residential)
Comp Plan: Level 2 - Urban Residential

PT-001962-2025, the conditional final plat for Reserve at the Pines III proposes to have 1 lots on 0.35 acres. This property, which is south of Omaha Street (51st Street) and west of 37th Street (209th E. Avenue), has been approved for rezoning from A-1 (Agricultural) to RS-3 (Single-Family) Via BAZ-2041 subject to the property being platted.

Single-family lots encompass the majority of the proposed development, and these lots meet the minimum standards of the RS-3 zoning district. PT-001726-2024 is a plat to indicate a reserve area within the development.

According to FEMA maps, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. This preliminary plat was reviewed by the Technical Advisory Committee on September 17, 2024.

Attachments: Final Plat with Comments

Recommendation:
Staff recommends PT-001962-2024|PR-000768-2024, Preliminary Plat for Reserve at Pines III, approved subject to the attached comments.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JTH