



## Fact Sheet

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**File #: 15-288, Version: 1**

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**Broken Arrow Planning Commission  
08-13-2015**

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

**Consideration and possible action regarding PT15-111, Preliminary Plat, Oak Estates, 15 lots, 13.04 acres, A-1 to PUD 239/RS-2, one-quarter mile south of the southeast corner of Jasper Street and Garnett Road**

**Background:**

**Applicant:** Barrick Rosenbaum, Rosenbaum Consulting, LLC  
**Owner:** F & C Partners, LLC  
**Developer:** F & C Partners, LLC  
**Engineer:** Rosenbaum Consulting, LLC  
**Location:** One-quarter mile south of the southeast corner of Jasper Street and Garnett Road  
**Size of Tract** 13.04 acres  
**Number of Lots:** 15  
**Present Zoning:** A-1  
**Proposed Zoning:** PUD 239/RS-2  
**Comp Plan:** Level 2

The preliminary plat of Oak Estates contains 13.04 acres located one-quarter mile south of the southeast corner of Jasper Street. The property, which is undeveloped and was recently annexed into Broken Arrow, is proposed to be a private gated addition with 15 lots. BAZ 1937, a request to rezone this property from A-1 to RS-2, along with PUD 239 were approved by the City Council on June 25, 2015, subject to the property being platted. At the July 23, 2015, Planning Commission meeting, applicant requested the preliminary plat be continued to the August 13, 2015, Planning Commission meeting.

Water to the addition will be provided by the City of Broken Arrow, while sanitary sewer will be by septic tanks. Right-of-way for the proposed private streets is reduced from 50 feet to 30 feet. The pavement width of the private street is reduced from 26 feet to 24 feet.

According to the FEMA maps, none of the property is located in a 100-year floodplain area. The 100-year floodplain of the Arkansas River, however, is located just to the south of this property.

**Attachments:** Checklist  
Preliminary plat  
Covenants

Aerial  
Conceptual utilities

**Recommendation:** Staff recommends PT15-111, preliminary plat for Oak Estates, be approved subject to the attached checklist.

**Reviewed By:** **Farhad Daroga**

**Approved By:** **Michael W. Skates**

FKD: BDM