

**Broken Arrow Planning Commission
06-26-2025**

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

Consideration, discussion, and possible approval of PR-000741-2025|PT-002230-2025, Conditional Final Plat, Brook Chase Phase IV, 9.98 acres, 47 Lots, RS-4 (Single Family Residential), located one-third mile north of Washington Street (91st Street), one-eighth mile west of 23rd Street (193rd E. Avenue/County Line Road)

..End

Background:

Applicant: Mikel Vanover, Olsson, Inc.
Owner: Dave Cocolin, Eagle 1 Investments
Developer: N/A
Engineer: Mikel Vanover & Austin Mayes, Olsson, Inc.
Location: One-quarter mile north of Washington Street, one-eighth mile west of 23rd Street
Size of Tract 9.98 acres
Number of Lots: 47
Present Zoning: A-1 (Agricultural)
Proposed Zoning: RS-4 (Single Family Residential)
Comp Plan: Level 2 (Urban Residential)

PT-002230-2025, the conditional final plat for Brook Chase Phase IV, contains 47 lots on 9.98 acres. This property, which is located one-eighth mile west of 23rd Street (193rd Avenue/County Line Road) and one-third mile north of Washington Street (91st Street), has been approved for rezoning from A-1 (Agricultural) to RS-4 (Single-Family Residential), subject to the property being platted.

Single-family lots encompass the majority of the proposed plat, and these lots generally meet the minimum standards of the RS-4 zoning district. A portion of the proposed plat also provides land designated as reserve areas which can serve as stormwater detention and be used for neighborhood amenities. Primary access to this development will be provided on Washington Street by way of 16th Street accessed through the adjoining subdivision Brook Chase Phase III.

According to FEMA maps, none of this property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. This conditional final plat was

reviewed by the Technical Advisory Committee on June 17, 2025, where the stakeholders did not have any comments.

Attachments: Checklist
 Conditional Final Plat

Recommendation:

Staff recommends PR-000741-2024|PT-002230-2025, conditional final plat for Brook Chase Phase IV, be approved subject to the attached checklist.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

MEH