



City of Broken Arrow

Request for Action

File #: 18-1044, Version: 1

Broken Arrow Planning Commission

09-13-2018

To: Chairman and Commission Members

From: Development Services Department

Title:

Approval of PT18-102, Conditional Final Plat, Silverleaf II, 121 lots, 31.17 acres, A-1 to PUD-225/RS-3, one-quarter mile north of Omaha Street, west of 37th Street

Background:

Applicant: Alan Betchan, AAB Engineering, LLC

Owner: Fifty-First South LLC

Developer: Fifty-First South, LLC

Engineer: AAB Engineering, LLC

Location: One-quarter mile north of Omaha Street, west of 37th Street

Size of Tract 31.17 acres

Number of Lots: 121

Present Zoning: A-1

Proposed Zoning: PUD-225/RS-3

Comp Plan: Level 2

The conditional final plat of Silverleaf II contains 31.17 acres located one-quarter mile north of Omaha Street, west of 37th Street. The property is presently zoned A-1 (Agricultural). On February 4, 2014, the City Council approved PUD-225 along with BAZ-1904, a request to change the zoning on 6.47 acres from A-1 to RS-3. PUD-225 and BAZ-1904 were approved subject to the property being platted. While PUD-225 encompasses the entire property associated with Silverleaf II, BAZ-1904 is located just to the west. The preliminary plat for Silverleaf II was approved by the Planning Commission on February 22, 2018, subject to an attached checklist.

Previously, on November 1, 2004, the City Council reviewed and approved BAZ-1655 and PUD-148 on 43.84 acres (part of which includes the Silverleaf II property), subject to the property being platted. BAZ-1655 requested the underlying zoning be changed from A-1 to R-3S. On December 13, 2005, Hartford Park, a subdivision containing 24.41 acres was recorded in Wagoner County. The zoning on the property associated with Hartford Park was changed with Ordinance 2959. The zoning on the rest of the property remained A-1. The unplatted portion of BAZ-1665 was included with PUD-225 and is a part of Silverleaf II.

After the approval of PUD-148, the developer purchased an additional 25.08 acres to the south. In 2009, they submitted a request (BAZ-1827) to change the zoning on the 25.08 acres from A-1 to RS-3 and PUD-201. Because of a change in the street pattern previously approved with PUD-148, 6.01 acres of PUD-148 was included with PUD-201. PUD-201 and BAZ-1827 were approved by the City Council on May 19, 2009,

subject to the property being platted. The property has not been platted, and as a result, the zoning remains A-1. PUD-225 incorporated the RS-3 area associated with BAZ-1827.

Water to the addition will be provided by Rural Water District #4, while sanitary sewer will be provided by the City of Broken Arrow. According to FEMA maps, none of the property associated with the Silverleaf II plat is located in a 100-year floodplain area.

Attachments: Checklist
Conditional final plat and covenants

Recommendation: Staff recommends PT18-102, conditional final plat for Silverleaf II, be approved subject to the attached checklist.

Reviewed By: Larry Curtis

Approved By: Michael W. Skates

BDM