



City of Broken Arrow

Fact Sheet

File #: 16-1400, **Version:** 1

Broken Arrow Planning Commission

12-15-2016

To: Chairman and Commission Members
From: Development Services Department

Title: Consideration, and possible action regarding PT16-106, Conditional Final Plat, The Oaks Off Main, being a re-subdivision of Lots 13 thru 24, Block 40, Broken Arrow Original Town, 0.96 acres, R-3 to DM, north of Commercial Street between Cedar Avenue and Birch Avenue

Background:

Applicant: Bill Leet, 322 Commercial, LLC
Owner: 322 Commercial, LLC
Developer: 322 Commercial, LLC
Engineer: JR Donelson, Inc.
Location: North of Commercial Street between Cedar Avenue and Birch Avenue
Size of Tract 0.96 acres
Number of Lots: 16
Present Zoning: R-3 to DM via BAZ 1959
Comp Plan: Level 5

The conditional final plat for The Oaks Off Main contains 0.96 acres located north of Commercial Street between Cedar Avenue and Birch Avenue. All the previous structures on the property, which was platted as Lots 13 thru 24, Block 40, Broken Arrow Original Town, have been removed.

With The Oaks Off Main, the property is proposed to be replatted into 16 lots and a reserve area. Applicant is proposing to construct "Brownstone" type single family attached and detached housing units on the property. BAZ 1959, a request to change the zoning on this property from R-3 to DM, was approved by the City Council on August 2, 2016.

When the property was originally platted, a 20-foot wide alley was provided between Lots 1 through 12 and 13 through 24. On December 26, 2007, the City Council approved Ordinance No. 2932 to close the alley. The ordinance states that the City reserved the right to reopen this alley right-of-way in the event it is needed in the future. Applicant submitted a request to reopen the alley that was approved by the City Council on December 6, 2016.

Water and sanitary sewer service to this property will be provided by the City of Broken Arrow. According to

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the FEMA maps, none of the property is located in a 100-year floodplain area. This conditional final plat will be reviewed by the Technical Advisory Committee (TAC) on December 13, 2016.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT16-106, conditional final plat for The Oaks Off Main, be approved, subject to the attached checklist and as recommended by the TAC.

Reviewed and Approved By: Michael Skates

MWS: BDM