

Broken Arrow Planning Commission
09-26-2024

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

Approval of PR-000135-2022|PT-001717-2024, Park Place III, Conditional Final Plat, 17.09 acres, 75 lots, A-1 (Agricultural) and RS-3 (Single Family Residential)/PUD-304 (Planned Unit Development), approximately one quarter mile north of Kenosha Street (71st Street), directly east of Midway Road (257th Avenue/79th E. Avenue)

..End

Background:

Applicant:	Morgan Dulin, Crafton Tull - Rogers
Owner:	Mitchell Redington, Rausch Coleman Homes
Developer:	N/A
Engineer:	Taylor Lindley & Daniel Ellis, Crafton Tull
Location:	approximately one quarter mile north of Kenosha Street (71st Street), directly east of Midway Road (257th Avenue/79th E. Avenue)
Size of Tract	17.09 acres
Number of Lots:	75
Zoning:	RS-3/PUD-304
Comp Plan:	Level 2 – Urban Residential

PR-000135-2022|PT-001717-2024, the conditional final plat for Park Place III, proposes to have 75 lots on 17.09 acres. This property is located north of Kenosha Street and directly east of Midway Road. This property has been approved for RS-3 zoning with PUD-304 subject to the property being platted.

The proposed conditional final plat is a single-family development that meets the standards outlined in PUD-304. Additionally, one lot has been designated as a drainage easement. Primary access has been established during earlier phases and connects to Midway Road via Oakland Street which ends in a stub street.

According to FEMA maps, none of the property is located in the 100-year floodplain area. Water is available from Rural Water District No. 4 and sanitary sewer service is available from the City of Broken Arrow. This item was reviewed by the Technical Advisory Committee on September 17, 2024.

Attachments: Park Place III Conditional Final Plat with comments

Recommendation:

Staff recommends PR-000135-2022|PT-001717-2024, conditional final plat for Park Place III, be approved subject to the staff comments.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JTH