



City of Broken Arrow

Fact Sheet

File #: 18-125, Version: 1

**Broken Arrow Planning Commission
01-11-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of the Amendment of the Plat and Deed of Dedication and Restrictive Covenants of Shadow Trails, one-quarter mile west of Olive Avenue, south of Tucson Street

Background:

Applicant: Erik Enyart, Tanner Consulting, L.L.C.
Owner: 81st and Memorial, L.L.C.
Developer: 81st and Memorial, L.L.C.
Engineer: Tanner Consulting, L.L.C.
Location: One-quarter mile west of Olive Avenue, south of Tucson Street
Size of Tract 69.15 acres
Number of Lots: 197
Present Zoning: A-1 to RS-3
Comp Plan: Level 2

The final plat for Shadow Trails was recorded in Tulsa County on October 30, 2015, as Plat No. 6637. At the time the plat was recorded, Section I.J of the covenants stated “The use of Reserve Area E shall be limited to use as open space, fencing, and landscaping and is reserved for subsequent conveyance to a Homeowners’ Association ...”. The developer of the property, who still controls the Homeowners Association, wants to construct a pool, clubhouse, playground, and associated parking in Reserve Area E. As a result, the owner of the property is requesting that Section I.J of the covenants for Shadow Trail be amended to allow for the construction, use, and maintenance of neighborhood recreational facilities such as a pool, clubhouse, playground, and associated parking.

Attachments: Proposed Amendment of the Plat and Deed of Dedication and Restrictive Covenants of Shadow Trails
Recorded plat for Shadow Trails

Recommendation:

Staff recommends the proposed Amendment of the Plat and Deed of Dedication and Restrictive Covenants of Shadow Trails be approved as requested.

Reviewed By: Larry R. Curtis

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Approved By: Michael Skates

BDM