



# City of Broken Arrow

## Fact Sheet

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**File #: 16-324, Version: 1**

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**Broken Arrow Planning Commission  
03-24-2015**

**To:** Chairman and Commission Members  
**From:** Development Services Department

**Title:** Consideration and possible action regarding PT15-117, Conditional Final Plat, Crossings at Lynn Lane Phase I, 40 lots, 15.49 acres, A-1 to RS-3, north and east of the northeast corner of Washington Street and 9<sup>th</sup> Street

**Background:**

**Applicant:** Kyle Sewell, Crafton Tull  
**Owner:** Don and Mary Couch  
**Developer:** Rauch Coleman  
**Engineer:** Crafton Tull  
**Location:** North and east of the northeast corner of Washington Street and 9th Street  
**Size of Tract** 15.49 acres  
**Number of Lots:** 40  
**Present Zoning:** A-1  
**Proposed Zoning:** RS-3  
**Comp Plan:** Levels 2, 3, and 6 to Level 2 (BACP 147)

The conditional final plat of Crossings at Lynn Lane contains 15.49 acres located north and east of the northeast corner of Washington Street and 9<sup>th</sup> Street. With this first phase of development, applicant wants to develop 40 single family detached residential homes on the property. BACP 147, a request to change the Comprehensive Plan designation on the property from Levels 2, 3, and 6 to Level 2 was approved by the City Council on November 17, 2015, subject to the property being platted. BAZ 1947, a request to change the zoning on this property from A-1 to RS-3, was approved by the City Council on December 15, 2015, subject to the property being platted. The preliminary plat, which contained 194 lots on 58.43 acres, was approved by the Planning Commission on December 17, 2015, subject to the attached checklist. Several comments on the preliminary plat have not been addressed on the conditional final plat.

Section 5.3.B.5 of the Broken Arrow Zoning Ordinance states “Residential developments with more than twenty (20) dwelling units shall include a minimum of two (20) separate points of access that lead to two separate locations on an arterial streets(s).” Comment 14 on the checklist that was approved by the Planning Commission stated, “As part of the phasing plan, there will need to be access to both 9<sup>th</sup> Street and Washington Street to meet the requirements of the Zoning Ordinance that all areas with more than twenty units have to have two points of access.” The conditional final plat shows one point of access to 9<sup>th</sup> Street for the 40 lots, which does not meet the requirements of the Zoning Ordinance, or the conditions stipulated by the Planning

Commission with the approval of the preliminary plat, which the applicant acknowledged they were in agreement on December 15, 2015.

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

According to the FEMA maps, none of the property is located in a 100-year floodplain area. However, there is a drainage swale that passes through the southwest corner of the property.

**Attachments:** Checklist  
Conditional final plat and covenants  
Section 5.3.B.5 of the Broken Arrow Zoning Ordinance

**Recommendation:** Staff recommends PT15-117, conditional final plat for Crossings at Lynn Lane, be approved subject to the attached checklist. As required by the Broken Arrow Zoning Ordinance, and as stated in Comment 14 that was approved by the Planning Commission, a second point of access shall be provided to Washington Street.

**Reviewed By:** **Farhad Daroga**

**Approved By:** **Michael W. Skates**

FKD: BDM