City of Broken Arrow

Request for Action

File #: 19-161, **Version:** 1

Broken Arrow Planning Commission
01-24-2019

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

Approval of PT18-109, Conditional Final Plat, Boston Heights, a replat of Lot One, Block Two Arrow Acres, 2.10 acres, 7 Lots, A-1 to RS-2, one-half mile east of Elm Place, one-quarter mile south of Washington Street

Background:

Applicant:	JR Donelson, JR Donelson, Inc.
Owner:	CRS Sanders Investments, LLC
Developer:	CRS Sanders Investments, LLC
Engineer:	JR Donelson, Inc.
Location:	One-half mile east of Elm Place, one-quarter mile south of Washington Street
Size of Tract	2.10 acres
Number of Lots:	7
Present Zoning:	A-1 to RS-2 (BAZ-1991)
Comp Plan:	Level 1

PT18-109, the conditional final plat for Boston Heights, contains 2.10 acres and is proposed to be divided into seven lots and one reserve area. This property, which is located one-half mile east of Elm Place, one-quarter mile south of Washington Street, is presently zoned A-1. On January 2, 2018, the City Council approved BAZ-1991 to change the zoning on the property from A-1 to RS-2 (Single-Family Residential). BAZ-1991 was approved subject to the property being platted.

Boston Heights is a replat of Lot 1, Block 2 Arrow Acres. The plat for Arrow Acres was recorded in Tulsa County on January 19, 1953.

According to the FEMA maps, none of the property is located within a 100-year floodplain. On-site stormwater detention is required and is being installed in Reserve A on the west part of the property.

Water and sanitary sewer service will be provided by the City of Broken Arrow. An existing sanitary sewer line runs north/south through the property. New sanitary sewer lines are being installed to connect with this existing lines. A new water line is being installed along Boston Street.

Attachments: Checklist

Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT18-109, conditional final plat for Boston Heights, be approved, subject to the attached checklist.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael Skates**

BDM