



City of Broken Arrow

Fact Sheet

File #: 15-833, Version: 1

Broken Arrow Planning Commission

01-14-2016

To: Chairman and Commission Members

From: Development Services Department

Title:

Consideration and possible action regarding PT15-111, Conditional Final Plat, Oak Estates, 15 lots, 13.04 acres, A-1 to PUD 239/RS-2, one-quarter mile south of the southeast corner of Jasper Street and Garnett Road

Background:

Applicant: Barrick Rosenbaum, Rosenbaum Consulting, LLC

Owner: F & C Partners, LLC

Developer: F & C Partners, LLC

Engineer: Rosenbaum Consulting, LLC

Location: One-quarter mile south of the southeast corner of Jasper Street and Garnett Road

Size of Tract 13.04 acres

Number of Lots: 15

Present Zoning: A-1

Proposed Zoning: PUD 239/RS-2

Comp Plan: Level 2

The conditional final plat of Oak Estates contains 13.04 acres located one-quarter mile south of the southeast corner of Jasper Street. The property, which is undeveloped and was recently annexed into Broken Arrow, is proposed to be a private gated addition with 15 lots. BAZ 1937, a request to rezone this property from A-1 to RS-2, along with PUD 239 were approved by the City Council on June 25, 2015, subject to the property being platted. The preliminary plat was approved by the Planning Commission on July 23, 2015, subject to an attached checklist. PUD 239A, a request for a minor amendment to modify the minimum lot size requirements has been submitted in conjunction with this conditional final plat.

Water to the addition will be provided by the City of Broken Arrow, while sanitary sewer will be by septic tanks. Right-of-way for the proposed private streets is reduced from 50 feet to 30 feet. The pavement width of the private street is reduced from 26 feet to 24 feet.

According to the FEMA maps, none of the property is located in a 100-year floodplain area. The 100-year floodplain of the Arkansas River, however, is located just to the south of this property.

Attachments: Checklist
Conditional final plat

Aerial

Recommendation: Staff recommends PT15-111, conditional final plat for Oak Estates, be approved subject to the attached checklist.

Reviewed By: **Farhad Daroga**

Approved By: **Michael W. Skates**

FKD: BDM