



City of Broken Arrow

Request for Action

File #: 25-490, **Version:** 1

**Broken Arrow Planning Commission
04-10-2025**

To: Chairman and Commission Members
From: Community Development Department
Title:

Approval of PR-000741-2025|PT-002068-2025, Conditional Final Plat, Brook Chase Phase III, 28.67 acres, 113 Lots, RS-4 (Single Family Residential), located one-quarter mile north of Washington Street (91st Street), one-eighth mile west of 23rd Street (193rd E. Avenue/County Line Road)

Background:

Applicant: Mikel Vanover, Olsson, Inc.
Owner: Dave Cocolin, Eagle 1 Investments
Developer: N/A
Engineer: Mikel Vanover & Austin Mayes, Olsson, Inc.
Location: One-quarter mile north of Washington Street, one-eighth mile west of 23rd Street
Size of Tract 28.67 acres
Number of Lots: 113
Present Zoning: A-1 (Agricultural)
Proposed Zoning: RS-4 (Single Family Residential)
Comp Plan: Level 2 (Urban Residential)

PT-002068-2025, the conditional final plat for Brook Chase Phase III, contains 113 lots on 28.67 acres. This property, which is located west of 23rd Street (193rd Avenue/County Line Road) and north of Washington Street (91st Street), has been approved for rezoning from A-1 (Agricultural) to RS-4 (Single-Family Residential), subject to the property being platted.

Single-family lots encompass the majority of the proposed plat, and these lots generally meet the minimum standards of the RS-4 zoning district. A portion of the proposed plat also provides land designated as reserve areas which can serve as stormwater detention and be used for neighborhood amenities. Primary access to this development will be provided on Washington Street by way of 16th Street accessed through the adjoining subdivision Brook Chase Phase I.

According to FEMA maps, the eastern portion of this property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. This conditional final plat was reviewed by the Technical Advisory Committee on April 1, 2025, where the stakeholders did not have any comments.

Attachments: Checklist

Conditional Final Plat

Recommendation:

Staff recommends PR-000741-2024|PT-002068-2025, conditional final plat for Brook Chase Phase III, be approved subject to the attached checklist.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

MEH