City of Broken Arrow

Request for Action

File #: 18-977, **Version:** 1

Broken Arrow Planning Commission
08-23-2018

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

Approval of PT17-102, Conditional Final Plat, The Pines at the Preserve, 90 lots, 24.61 acres, A-1 to RS-3, west of the southwest corner of 37th Street and Omaha Street

Background:

Applicant:	AAB Engineering, LLC
Owner:	New Bedford Lakes, LLC
Developer:	New Bedford Lakes, LLC
Engineer:	AAB Engineering, LLc
Location:	West of the southwest corner of 37th Street and Omaha Street
Size of Tract	24.61 acres
Number of Lots:	90
Present Zoning:	RS-3
Comp Plan:	Level 2 (Urban Residential)

The conditional final plat for The Pines at the Preserve is located west of the southwest corner of 37th Street and Omaha Street. The proposed development includes 90 single-family lots on 24.61 acres.

BAZ-1976, a request to rezone this property from A-1 (Agriculture) to RS-3 (Single-Family Residential) was approved by the City Council on May 16, 2017, subject to the property being platted. The preliminary plat for this property was originally named The Preserve, and was approved by the Planning Commission on April 27, 2017, subject to the approval of BAZ-1976 by the City Council.

Water and sanitary sewer service to this property is available from the City of Broken Arrow. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:
Staff recommends PT17-102, conditional final plat for The Pines at the Preserve, be approved, subject to the attached checklist.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

ALY

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