

Broken Arrow Planning Commission
02-27-2025

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

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Approval of PT-001985-2025 | PR-000016-2022, Conditional Final Plat, Oakmont Hills, 28.20 acres, 85 Lots, A-1 (Agricultural) to RS-3 (Single-Family Residential) and CG (Commercial General)/PUD-000197-2022, located at the northwest corner of Florence Street (111th Street) and 9th Street (Lynn Lane)

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Background:c

Applicant: Tanner Consulting, LLC
Owner: Oakmont Hills, LLC
Developer: Oakmont Hills, LLC
Engineer: Tanner Consulting, LLC
Location: Northwest corner of Florence Street (111th Street) and 9th Street (Lynn Lane)
Size of Tract 28.20 acres
Number of Lots: 85
Present Zoning: A-1 (Agricultural) to RS-3 (Single-Family Residential) and CG (Commercial General)/PUD-000197-2022
Comp Plan: Level 3(Transition Area), Level 4 (Employment/Commercial Node)

PT-001985-2025, the conditional final plat for Oakmont Hills, contains 28.20 acres with 85 proposed lots. This property is located at the northwest corner of Florence Street (111th Street) and 9th Street (Lynn Lane) and is currently unplatted and undeveloped. The property was approved to be rezoned from A-1 (Agricultural) and A-RE (Annexed Residential Estate) to CG (Commercial General) and RS-3 (Single-Family Residential) along with a PUD on December 6, 2022, subject to platting.

PUD-000197-2022 divides the property into two development areas. Development Area A shall be developed in accordance with the use and development regulations of the CG (Commercial General) district and Development Area B shall be developed in accordance with the use and development regulations of the RS-3 (Single-Family Residential) district as required by the zoning code, except as outlined in the PUD document.

According to FEMA's National Flood Hazard Layer, part of the eastern portion of the property is located within the 100-year floodplain. This property will be required to be placed in a reserve area and designated as FD (Flood District).

This item was reviewed by the Technical Advisory Committee (TAC) on February 25, 2025 and was recommended for approval subject to the attached checklist.

Attachments: Checklist
Preliminary Plat

Recommendation:

Staff recommends PT-001985-2025, conditional final plat for Oakmont Hills, be approved, subject to the attached checklist.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

ALY