



# City of Broken Arrow

## Request for Action

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**File #:** 23-1575, **Version:** 1

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**Broken Arrow Planning Commission**  
**12-07-2023**

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

**Approval of PT-001180-2023|PR-00564-2023, Conditional Final Plat, Pine Valley Reserve, approximately 18.5 acres, 65 lots, PUD-326/RS-4/RM, located north of the northwest corner of New Orleans Street (101st Street) and Olive Avenue (129th East Avenue)**

**Background:**

**Applicant:** Erik Enyart, Tanner Consulting, L.L.C.

**Owner:** Pine Valley Ranch, LLC

**Developer:** Pine Valley Ranch, LLC

**Engineer:** Tanner Consulting, L.L.C.

**Location:** North of the northwest corner of New Orleans Street (101st Street) and Olive Avenue (129th East Avenue)

**Size of Tract** Approximately 18.5 acres

**Number of Lots:** 65

**Zoning:** PUD-326/RS-4/RM

**Comp Plan:** Levels 3 and 4

PT-001180-2023, conditional final plat for Pine Valley Reserve, proposes to have 65 lots on approximately 18.5 acres. This property, which is located on North of the northwest corner of New Orleans Street (101st Street) and Olive Avenue (129th East Avenue), has been approved for rezoning from A-1 (Agricultural) to PUD (Planned Unit Development) 326 with underlying RS-4 (Single-Family Residential) and RM (Residential Multi-Family) zoning. The preliminary plat for this proposed development was approved by the Planning Commission on March 24, 2022.

On December 20-2021, the City Council approved PUD 326 on 58.26 acres, subject to the property being platted. Pine Valley Reserve includes all of Development Area B and is approximately 18.5 acres in size. Development Area A is the larger area to the north and is approximately 40 acres and will be platted separately.

Pine Valley Reserve is proposed to be developed with private streets. Access to this subdivision will be provided by one access drives onto Olive Avenue to the east and one emergency, gated access, into The Estates at Pembrooke Park to the west.

According to FEMA maps, none of the property is in a 100-year floodplain area. Water and sanitary sewer

service are available from the City of Broken Arrow. This conditional final plat was reviewed by the Technical Advisory Committee on December 5, 2023.

**Attachments:**

Checklist  
Conditional Final Plat and Covenants

**Recommendation:**

Staff recommends PT-001180-2023|PR-00564-2023, Conditional Final Plat for Pine Valley Reserve, be approved, subject to the attached checklist.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Grant Rissler**

ALY