



City of Broken Arrow

Request for Action

File #: 23-1576, **Version:** 1

Broken Arrow Planning Commission
12-07-2023

To: Chairman and Commission Members
From: Community Development Department
Title: Approval of PT-001181-2023|PR-00565-2022, Conditional Final Plat, Pine Valley Ranch, approximately 40 acres, 136 lots, PUD-326/RS-3, 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 40 acres
Number of Lots: 136
Zoning: PUD-326/RS-3
Comp Plan: Levels 2 and 3

PT-001181-2023, the conditional final plat for Pine Valley Ranch, proposes to have 136 lots on approximately 40 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-3 (Single-Family Residential) zoning. The preliminary plat for this proposed development was approved by the Planning Commission on March 24, 2023.

On December 20, 2021, the City Council approved PUD 326 on 58.26 acres, subject to the property being platted. Pine Valley Ranch includes all of Development Area A and is approximately 40 acres in size. Development Area B is the smaller area to the south and is approximately 17.50 acres and will be platted separately.

Access to this subdivision will be provided by two access drives onto Olive Avenue to the east, and three existing stub streets into the neighborhoods to the north and west. As required by City Council, temporary construction barriers shall be erected and maintained by the contractor or developer on all existing stub-streets to which the site presently has access, unless otherwise required by the Broken Arrow Fire Marshal. These barriers shall remain in place until 70% of the lots are permitted for construction.

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-001181-2023|PR-00565-2022, Conditional Final Plat for Pine Valley Ranch, be approved, subject to the attached checklist.

Reviewed by: Amanda Yamaguchi

Approved by: Grant Rissler

ALY