

Broken Arrow Planning Commission
02-27-2025

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

..**title**

Approval of PT-001984-2025|PR-000157-2023, Conditional Final Plat, Spring Creek Crossing, approximately 36.99 acres, 132 Lots, RS-4(Single-Family Residential)/PUD-001360-2024 (Planned Unit Development), located north of Tucson Street (121st Street) and approximately one-quarter mile west of 9th Street (Lynn Lane Road/177th Avenue)

..**End**

Background:

Applicant: Erik Enyart, Tanner Consulting
Owner: Tulsa L Dev., LLC
Developer: N/A
Engineer: Tanner Consulting
Location: North of Tucson Street (121st Street) and approximately one-quarter mile west of 9th Street (Lynn Lane Road/177th Avenue)
Size of Tract 36.99 acres
Number of Lots: 132
Zoning: RS-4 (Single Family Residential)/PUD-001360-2024 (Planned Unit Development)
Comp Plan: Level 2 - Urban Residential

PT-001984-2025, the conditional final plat for Spring Creek Crossing proposes to have 132 lots on 36.99 acres. This property, which is located north of Tucson Street and west of 9th Street, has been approved for rezoning from A-1 (Agricultural) to RS-4 (Single-Family Residential)/PUD-001360-2024 (Planned Unit Development), 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 with the subsequent variances set forth in the accompanying PUD. 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 Tucson Street and Raleigh Street will provide access to the adjoining subdivision South Ridge Park.

According to FEMA maps, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. This preliminary plat was reviewed by the Technical Advisory Committee on February 18, 2025.

Attachments: Conditional Final Plat with Comments

Recommendation:

Staff recommends PT-001984-2025|PR-000157-2023, Conditional Final Plat for Spring Creek Crossing, be approved subject to the attached comments.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JTH