



City of Broken Arrow

Fact Sheet

File #: 18-467, Version: 1

Broken Arrow Planning Commission

04-26-2018

To: Chairman and Commission Members
From: Development Services Department

Title: Approval of PT16-113A, Conditional Final Plat, Oak Creek South Phase III, 17.31 acres, R-1 to RS-3, one-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad

Background:

Applicant: McClelland Consulting Engineers, Inc.

Owner: ARG-Tulsa, LLC

Developer: Rausch Coleman Homes

Engineer: McClelland Consulting Engineers, Inc.

Location: One-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad

Size of Tract 17.31

Number of Lots: 68

Present Zoning: R-1 to RS-3

Comp Plan: Level 2 (Urban Residential)

The conditional final plat for Oak Creek South Phase III is located one-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad. The proposed development includes 68 single-family lots on 17.31 acres. The preliminary plat, which was approved by the Planning Commission on December 15, 2016, contained 136 lots on 36.54 acres. Oak Creek South Phase II, which is immediately north and west of Phase III, was recorded in Wagoner County on March 7, 2018.

BAZ 1960, a request to rezone this property from A-1 to RS-3 was conditionally approved by the Broken Arrow City Council on September 6, 2016. Approval was given with the condition that the property be platted and construction access be provided from the northwest from County Line Road to mitigate concerns of residents about heavy equipment moving through the Oak Creek South Estates subdivision during construction.

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 PT16-113A, conditional final plat for Oak Creek South Phase III, be approved, subject to the attached checklist.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

LRC:ALY