



# City of Broken Arrow

## Fact Sheet

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**File #:** 17-2270, **Version:** 1

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### Broken Arrow Planning Commission

06-22-2017

**To:** Chairman and Commission Members

**From:** Development Services Department

**Title:**

**Consideration and possible action regarding PT16-110, Conditional Final Plat, Tucson Village, 36.66 acres, A-1 to RS-3, CN, & FD/PUD -234, south and west of the southwest corner of 23<sup>rd</sup> Street and Tucson Street**

#### **Background:**

**Applicant:** Alan Betchan, AAB Engineering, LCC

**Owner:** Tucson Village, LLC

**Developer:** Tucson Village, LLC

**Engineer:** AAB Engineering, LLC

**Location:** South and west of the southwest corner of 23rd Street and Tucson Street

**Size of Tract** 36.66 acres

**Number of Lots:** 107

**Present Zoning:** A-1 to RS-3, CN, & FD/PUD-234

**Comp Plan:** Level 2 (Urban Residential)

The conditional final plat for Tucson Village is located south and west of the southwest corner of 23<sup>rd</sup> Street and Tucson Street. The proposed development includes 107 single-family lots on 36.66 acres. The preliminary plat, which was approved by the Planning Commission on November 17, 2016, contained 96 lots on 36.81 acres.

PUD-234 and BAZ-1930, a request to rezone this property from A-1 to RS-3, CN, & FD was conditionally approved by the Broken Arrow City Council on April 7, 2015. Approval was given with the condition that the property be platted in accordance with the City of Broken Arrow subdivision regulations and according to the Design Statement submitted to the Planning Commission on March 12, 2015.

PUD-234A, a minor amendment to PUD-234, has been submitted to adjust the boundary lines between Development Areas B and C. This boundary change will allow the addition of a lot, Block 7, Lot 1 in the area that was previously designated as Development Area C.

Water and sanitary sewer service to this property is available from the City of Broken Arrow. According to the FEMA maps, a portion of this property is located in the 100-year floodplain.

**Attachments:** Checklist  
Conditional Final Plat and Covenants

**Recommendation:**

Staff recommends PT16-110, conditional final plat for Tucson Village, be approved subject to the attached checklist and the approval of PUD-234A.

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael W. Skates

LRC:ALY