



# City of Broken Arrow

## Fact Sheet

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**File #:** 16-1375, **Version:** 1

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**Broken Arrow Planning Commission  
11-17-2016**

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

**Consideration and possible action regarding PT14-109, Conditional Final Plat, Silverleaf, 19.86 acres, PUD 225/RS-3, One-quarter mile west of the northwest corner of 37<sup>th</sup> Street and Omaha Street**

**Background:**

**Applicant:** Alan Betchan, AAB Engineering  
**Owner:** 51st Street South, LLC  
**Developer:** 51st Street South, LLC  
**Engineer:** AAB Engineering  
**Location:** One-quarter mile west of the northwest corner of 37th Street and Omaha Street  
**Size of Tract** 19.86  
**Number of Lots:** 82  
**Present Zoning:** PUD 225/RS-3 (BAZ 1905)  
**Comp Plan:** Level 2 (BACP 138)

The conditional final plat of Silverleaf consists of 82 lots on 19.86 acres located one-quarter mile west of the northwest corner of 37<sup>th</sup> Street and Omaha Street. The property is presently zoned A-1 (Agricultural). On February 4, 2014, the City Council approved PUD 225 along with BAZ 1904, a request to change the zoning on 6.47 acres of this property from A-1 to RS-3. PUD 225 and BAZ 1904 were approved subject to the property being platted. The preliminary plat for Silverleaf was approved by the Broken Arrow Planning Commission on November 6, 2014. There have been two other PUD's and two rezoning cases associated with this property.

On November 1, 2004, the City Council reviewed and approved BAZ 1655 and PUD 148 on 43.84 acres (part of which includes the Silverleaf property), subject to the property being platted. BAZ 1655 requested the underlying zoning be changed from A-1 to R-3S. On December 13, 2005, Hartford Park, a subdivision containing 24.41 acres was recorded in Wagoner County. The zoning on the property associated with Hartford Park was changed with Ordinance 2959. The zoning on the rest of the property that includes parts of the Silverleaf plat, remained A-1. The unplatted portion of BAZ 1665 was included with PUD 225.

After the approval of PUD 148, the developer purchased an additional 25.08 acres to the south. In 2009, they submitted a request (BAZ 1827) to change the zoning on the 25.08 acres from A-1 to RS-3 and PUD 201. Because of a change in the street pattern previously approved with PUD 148, 6.01 acres of PUD 148 was included with PUD 201. PUD 201 and BAZ 1827 were approved by the City Council on May 19, 2009, subject to the property being platted. The property was not platted, and as a result, PUD 201 has expired and

the zoning remains A-1. PUD 225 incorporated the RS-3 area associated with BAZ 1827.

A stormwater detention facility previously proposed with PUD 201 has been replaced by a regional detention facility proposed south of Omaha Street on Adams Creek. According to FEMA maps, none of the property associated with the Silverleaf plat is located in a 100-year floodplain area.

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

**Recommendation:**

Staff recommends PT14-109, conditional final plat for Silverleaf, be approved, subject to the attached checklist.

**Reviewed and Approved By:** **Michael Skates**

BDM:ALY