



## Fact Sheet

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**File #: 15-390, Version: 1**

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### Broken Arrow Planning Commission

09-10-2015

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

**Title:** Consideration and possible action regarding PT08-106A, Conditional Final Plat, Seven Oaks South II, 92 lots, 23.36 acres, A-1 to RS-3, one-quarter mile south of New Orleans Street, one-quarter mile east of 9<sup>th</sup> Street

**Background:**

**Applicant:** Alan Betchan, AAB Engineering  
**Owner:** Seven Oaks South, LLC  
**Developer:** Seven Oaks South, LLC  
**Engineer:** AAB Engineering  
**Location:** One-quarter mile south of New Orleans, one-quarter mile east of 9th Street  
**Size of Tract** 23.36 acres  
**Number of Lots:** 92  
**Present Zoning:** A-1  
**Proposed Zoning:** RS-3  
**Comp Plan:** Level 2

The conditional final plat of "Seven Oaks South II" consists of 92 lots on 23.36 acres located one-quarter mile south of New Orleans Street, one-quarter mile east of 9th Street. The property is presently zoned A-1 (Agricultural). On March 15, 2004, the City Council approved BAZ 1622 (on appeal) to change the zoning on 79.00 acres from A-1 to R-3S (RS-3), subject to the property being platted. In April 2004, an application was made for a Planned Unit Development overlay zoning, PUD 149, on 79.00 acres. The PUD application was withdrawn by the applicant in December 2004.

This is the second phase of Seven Oaks South. The plat for the first phase, which contained 113 lots on 37.01 acres, was recorded in Tulsa County on July 23, 2008. The preliminary plat for the second phase, which showed 141 lots on 42.60 acres, was approved by the Planning Commission on March 13, 2008, subject to the attached checklist.

According to FEMA maps, none of the property is located in a 100-year floodplain area. Water and sanitary sewer will be provided by the City of Broken Arrow.

The Technical Advisory Committee will review the conditional final plat for Seven Oaks South II on September 8, 2015.

**Attachments:** Checklist  
Conditional final plat for Seven Oaks South II  
Preliminary plat for Seven Oaks II

**Recommendation:** Staff recommends PT08-106A, conditional final plat for Seven Oaks South II, be approved subject to the attached checklist.

**Reviewed By:** **Farhad Daroga**

**Approved By:** **Michael W. Skates**

FKD: BDM