



City of Broken Arrow

Request for Action

File #: 25-246, **Version:** 1

Broken Arrow Planning Commission
02-27-2025

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

Approval of PR-000596-2023 | PT-001987-2025, Conditional Final Plat, Three Oaks, approximately 12.34 acres, 41 proposed lot, RS-4 /PUD-0001503-2024 located approximately one-eighth mile north of East Washington Street (East 91st Street South) and approximately one-quarter mile east of 23rd Street (193rd E Ave/County Line Road)

Background:

Applicant: Tanner Consulting

Owner: Rex Robertson

Developer: N/A

Engineer: Tanner Consulting

Location: One-eighth mile north of East Washington Street (East 91st Street South) and approximately one-quarter mile east of 23rd Street (193rd E Ave/County Line Road).

Size of Tract Approximately 12.34 acres

Number of Lots: 41

Zoning: RS-4 (Single-Family Residential)

Comp Plan: Level 3 (Transition area)

PR-000596-2023 | PT-001987-2025 is the conditional final plat for Three Oaks, proposes to have 41 lots on 12.34 acres. This property is located approximately one-eighth mile north of East Washington Street (East 91st Street South) and approximately one-quarter mile east of 23rd Street (193rd E Ave/County Line Road). It is currently zoned RS-4 (Residential Single-Family), however City Council approved PUD-0001503-2024 and BAZ-001503-2024 on June 13, 2024, subject to the property being platted. Upon platting, this property will be rezoned to RS-4 (Single Family) and PUD-0001503-2024.

Access will be provided by two access points from the Washington Street.

According to FEMA maps, none of the property is in a 100-year floodplain area. Water and sanitary sewer service are available from the City of Broken Arrow. This item was reviewed by the Technical Advisory Committee on February 25, 2025, where none of the utility companies had concerns.

Attachments:

PT-001987-2025 with Checklist

Conditional Final Plat

Recommendation:

Staff recommends PR-000596-2023 | PT-001987-2025 the conditional final plat for Three Oaks, be approved, subject to the attached checklist.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

ALY