



# City of Broken Arrow

## Fact Sheet

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**File #: 16-247, Version: 1**

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**Broken Arrow Planning Commission  
03-10-2016**

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

**Title: Consideration and possible action regarding PT15-114, Conditional Final Plat, Villas at Bricktown, 32 lots, 11.58 acres, R-1 to PUD 240/RS-3, north of the northeast corner of Kenosha Street and Olive Avenue**

**Background:**

**Applicant:** Erik Enyart, Tanner Consulting, LLC  
**Owner:** Select Homesites, Inc.  
**Developer:** Select Homesites, Inc.  
**Engineer:** Tanner Consulting, LLC  
**Location:** North of the northeast corner of Kenosha Street and Olive Avenue  
**Size of Tract** 11.58 acres  
**Number of Lots:** 32  
**Present Zoning:** R-1  
**Proposed Zoning:** PUD 240/RS-3  
**Comp Plan:** Level 2

The conditional final plat of Villas at Bricktown contains 11.58 acres located north of the northeast corner of Kenosha Street and Olive Avenue. The property, which is undeveloped, is proposed to be a private gated addition with 32 lots. The streets, which are private, will be built to the City of Broken Arrow standards, but will be owned and maintained by the homeowners association. BAZ 1942, a request to rezone this property from R-1 to RS-3, along with PUD 240 were approved by the City Council on October 6, 2015, subject to the property being platted.

Water and sanitary sewer service to the addition will be provided by the City of Broken Arrow. Right-of-way for the proposed private streets is reduced from 50 feet to 30 feet. With PUD 240, the building setback line from the street right-of-way has been reduced from 25 feet to 20 feet.

The south and east portion of the property is located in the 100-year floodplain of Floral Haven Creek. As shown on the plat, there are four proposed lots that are located within the current 100-year floodplain boundaries. The 100-year floodplain boundaries, as also shown on the plat, are proposed to be revised with the four lots and the private street located outside the 100-year floodplain.

The Technical Advisory Committee will review the conditional final plat for Villas at Bricktown on March 8, 2016.

**Attachments:** Checklist  
Conditional final plat

**Recommendation:** Staff recommends PT15-114, conditional final plat for Villas at Bricktown, be approved subject to the attached checklist.

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

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

FKD: BDM