



City of Broken Arrow

Fact Sheet

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

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 23rd 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 23rd 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