



# City of Broken Arrow

## Fact Sheet

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**File #:** 17-2621, **Version:** 1

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**Broken Arrow Planning Commission**  
**09-14-2017**

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

**Title:** Approval of PT13-107B, Conditional Final Plat, Stone Horse III of Broken Arrow, 69 lots, 21.46 acres, A-1 to RS-3, one-half mile north of Jasper Street, one-third mile east of Olive Avenue

**Background:**

**Applicant:** Erik Enyart, Tanner Consulting  
**Owner:** Stone Horse Development, LLC  
**Developer:** Stone Horse Development, LLC  
**Engineer:** Tanner Consulting, LLC  
**Location:** One-half mile north of Jasper Street, one-third mile east of Olive Avenue  
**Size of Tract** 21.49  
**Number of Lots:** 69 proposed  
**Present Zoning:** A-1 to RS-3  
**Comp Plan:** Level 2 (Urban Residential)

The conditional final plat for Stone Horse III of Broken Arrow is located one-half mile north of Jasper Street and one-third mile east of Olive Avenue. The proposed development includes 69 single-family lots on 21.49 acres.

On October 3, 2005, the City Council approved BAZ 1685 on 150 acres, to change the zoning from A-1 and R-1 to R-3S. BAZ 1685 was approved subject to platting. The east 80 acres were platted as Iron Horse Ranch in 2009. The R-3S designation was changed to RS-3 when the Zoning Ordinance was updated in 2008.

The preliminary plat for the overall development, which was approved by the Planning Commission on September 26, 2013, contained 238 lots on 70.13 acres. The preliminary plat was divided into three phases. The plat for the first phase of the Stone Horse development was recorded on October 7, 2015.

The Technical Advisory Committee will review the conditional final plat for Stone Horse III of Broken Arrow on September 12, 2017.

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

**Recommendation:**

Staff recommends PT13-107B, conditional final plat for Stone Horse III of Broken Arrow be approved, subject to the attached checklist.

**Reviewed By:        Larry R. Curtis**

**Approved By:        Michael W. Skates**

LRC: JMW