



City of Broken Arrow

Fact Sheet

File #: 17-2605, **Version:** 1

Broken Arrow Planning Commission

09-14-2017

To: Chairman and Commission Members
From: Development Services Department

Title: Approval of PT13-107A, Conditional Final Plat, Stone Horse II of Broken Arrow, 61 lots, 14.77 acres, A-1 to RS-3, one-half mile north of Jasper Street, one-quarter 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-quarter mile east of Olive Avenue
Size of Tract: 14.77
Number of Lots: 61 proposed
Present Zoning: A-1 to RS-3
Comp Plan: Level 2 (Urban Residential)

The conditional final plat for Stone Horse II of Broken Arrow is located one-half mile north of Jasper Street and one-quarter mile east of Olive Avenue. The proposed development includes 61 single-family lots on 14.77 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 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 II of Broken Arrow on September 12, 2017.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

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

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

LRC: ALY