



# City of Broken Arrow

## Request for Action

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**File #: 18-977, Version: 1**

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### Broken Arrow Planning Commission

**08-23-2018**

**To:** Chairman and Commission Members

**From:** Development Services Department

**Title:** Approval of PT17-102, Conditional Final Plat, The Pines at the Preserve, 90 lots, 24.61 acres, A-1 to RS-3, west of the southwest corner of 37<sup>th</sup> Street and Omaha Street

**Background:**

**Applicant:** AAB Engineering, LLC

**Owner:** New Bedford Lakes, LLC

**Developer:** New Bedford Lakes, LLC

**Engineer:** AAB Engineering, LLC

**Location:** West of the southwest corner of 37th Street and Omaha Street

**Size of Tract** 24.61 acres

**Number of Lots:** 90

**Present Zoning:** RS-3

**Comp Plan:** Level 2 (Urban Residential)

The conditional final plat for The Pines at the Preserve is located west of the southwest corner of 37th Street and Omaha Street. The proposed development includes 90 single-family lots on 24.61 acres.

BAZ-1976, a request to rezone this property from A-1 (Agriculture) to RS-3 (Single-Family Residential) was approved by the City Council on May 16, 2017, subject to the property being platted. The preliminary plat for this property was originally named The Preserve, and was approved by the Planning Commission on April 27, 2017, subject to the approval of BAZ-1976 by the City Council.

Water and sanitary sewer service to this property is available from the City of Broken Arrow. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

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

**Recommendation:**

Staff recommends PT17-102, conditional final plat for The Pines at the Preserve, be approved, subject to the attached checklist.

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**Reviewed By: Larry R. Curtis**

**Approved By: Michael W. Skates**

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