



# City of Broken Arrow

## Request for Action

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**File #: 19-921, Version: 1**

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### Broken Arrow Planning Commission

07-25-2019

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

**Title:** Approval of PT15-103B, Conditional Final Plat, Stone Horse IV of Broken Arrow, 24.07 acres, 82 Lots, A-1 to RS-3, one-quarter mile east of Olive Avenue, one-quarter mile south of Tucson Street

#### Background:

**Applicant:** Tanner Consulting, LLC, Erik Enyart  
**Owner:** Stone Horse Development, LLC  
**Developer:** Stone Horse Development, LLC  
**Engineer:** Tanner Consulting, LLC  
**Location:** One-quarter mile east of Olive Avenue, one-quarter mile south of Tucson Street  
**Size of Tract** 24.07 acres  
**Number of Lots:** 1 (82 proposed)  
**Present Zoning:** A-1 to RS-3  
**Comp Plan:** Level 2

PT15-103B, the conditional final plat for Stone Horse IV of Broken Arrow, contains 24.07 acres and is proposed to be divided into 82 lots. This property is located one-quarter mile east of Olive Avenue and one-quarter mile south of Tucson Street. The revised preliminary plat for this development was named Riverstone Estates II and

The property is presently zoned A-1. On March 18, 2014, the City Council approved BAZ-1911 to change the zoning on the property from A-1 to RS-3. BAZ-1911 was approved, subject to the property being platted. The original preliminary plat, which was called "Double Eagle," contained 248 lots on 79.98 acres and was approved by the Planning Commission on February 12, 2015, subject to a checklist.

Since the approval of the Double Eagle preliminary plat, the first phase of this development has been recorded as Riverstone Estates. The property for phases II has since been purchased by Stone Horse Development, LLC. The plat for Riverstone Estates II, now known as Stone Horse IV, was approved by the Planning Commission on February 8, 2018.

According to the FEMA maps, none of this property is in the 100-year floodplain however, there is a stream running along the eastern boundary of this property. The stream is being placed in reserve areas along the eastern boundary of the plat. Water and sanitary sewer will be provided to this development by the City of

Broken Arrow.

**Attachments:**        Checklist  
                             Conditional Final Plat

**Recommendation:**

Staff recommends PT15-103B, conditional final plat for Stone Horse IV of Broken Arrow, be approved, subject to the attached checklist.

**Reviewed and Approved By:**                      **Larry R. Curtis**

ALY