

Broken Arrow Planning Commission
09-12-2019

To: Chairman and Commission Members
From: Development Services Department
Title:
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Approval of PT19-114, Conditional Final Plat, Bentley Row, a re-subdivision of Lots 6 thru 10 Block 6, Homestead Addition and Lots 4 and 5, Block 51 Original Town of Broken Arrow, 0.56 acres, 7 Lots, R-2 (Single-Family Residential), one-eighth mile west of Elm Place (161st East Avenue), one-quarter mile north of Houston Street (81st Street)

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Background:

Applicant: JR Donelson, Inc.
Owner: Born Again Restored, LLC
Developer: Born Again Restored, LLC
Engineer: JR Donelson, Inc.
Location: One-eighth mile west of Elm Place (161st East Avenue), one-quarter mile north of Houston Street (81st Street)
Size of Tract 0.56 acres
Number of Lots: 7 proposed
Present Zoning: R-2 (Single-Family Residential)
Comp Plan: Level 2 (Urban Residential) and DROD Area 1

PT19-114, the conditional final plat for Bentley Row, contains 0.56 acres and is proposed to be developed as seven lots containing row houses. This property, one-eighth mile west of Elm Place (161st East Avenue), one-quarter mile north of Houston Street (81st Street), is zoned R-2, single-family residential, and Area 1 of the Downtown Residential Overlay District.

This property is currently being used for single-family purposes and was originally platted in Tulsa County as Lots 6 thru 10, Block 6, Homestead Addition and Lots 4 and 5, Block 51 Original Town of Broken Arrow. Due to the property being previously platted and all utilities being in place, a preliminary plat was not required for this development. The row house building form is permitted in Area 1 of the DROD.

According to the FEMA maps, none of this property is located in the 100-year floodplain. Water and sanitary sewer to this development will be available from City of Broken Arrow. This site is classified as a required on-site detention site. A detention area is proposed on the northeast corner of the development.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT19-114, conditional final plat for Bentley Row be approved, subject to the attached checklist.

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

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