



City of Broken Arrow

Request for Action

File #: 19-1409, **Version:** 1

Broken Arrow Planning Commission

12-05-2019

To: Chairman and Commission Members

From: Development Services Department

Title: Approval of PT13-100A, Conditional Final Plat, Shadow Trails II, 35.16 acres, 111 lots, A-1 to RS-3, one-quarter mile west of Olive Avenue, one-quarter mile south of Tucson Street

Background:

Applicant: Erik Enyart, Tanner Consulting, L.L.C.

Owner: RLD Holdings, LLC

Developer: RLD Holdings, LLC

Engineer: Tanner Consulting, L.L.C.

Location: One-quarter mile west of Olive Avenue, one-quarter mile south of Tucson Street

Size of Tract 35.16 acres

Number of Lots: 111

Present Zoning: A-1 to RS-3

Comp Plan: Level 2

PT13-100A, the conditional final plat for Shadow Trails II, contains 35.16 acres and is proposed to be divided into 111 lots. The property is located one-quarter mile west of Olive Avenue, one quarter mile south of Tucson Street. BAZ 1887, a request to change the zoning on this property from A-1 to RS-3, was approved by the City Council on March 5, 2013, subject to the property being platted.

On August 8, 2013, the Planning Commission approved a preliminary plat that included this property. The preliminary plat contained 322 lots on 104.28 acres. A conditional final plat on the north 69.15 acres was approved by the City Council on October 15, 2013, subject to an attached checklist. The plat for the first phase of Shadow Trails, which contained 197 lots, was recorded in Tulsa County on October 30, 2015.

A new engineer is now involved with the platting of Shadow Trails II. A revised preliminary plat was submitted and approved by the Planning Commission on January 11, 2018, subject to an attached checklist. Revisions have been made to the plat to address the comments on the revised preliminary plat.

According to the FEMA maps, a small portion of the southwest corner of the property is located in the 100-year FEMA Floodplain of White Church Creek. The floodplain area has been placed in Reserve B.

Water and sanitary sewer service to this development will be provided by the City of Broken Arrow.

The Technical Advisory Committee (TAC) will review the conditional final plat for Shadow Trails II on November 19, 2019.

Attachments: Checklist
Conditional final plat for Shadow Trails II
Aerial

Recommendation:

Staff recommends PT13-100A, conditional final plat for Shadow Trails II, be approved, subject to the attached checklist.

Reviewed and approved by: Larry R. Curtis

BDM