



City of Broken Arrow

Request for Action

File #: 20-1184, **Version:** 1

Broken Arrow Planning Commission
09-24-2020

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

Approval of PT15-117C, Conditional Final Plat, Ninety One - Phase 4, 24.58 acres, 76 lots, A-1 to RS-3, one-half mile east of 9th Street (Lynn Lane/177th E. Avenue), north of Washington Street (91st Street)

Background:

Applicant: Derek Kennedy, Rausch Coleman Homes
Owner: RC Lynn Lane, LLC
Developer: RC Lynn Lane, LLC
Engineer: Crafton Tull
Location: One-half mile east of 9th Street (Lynn Lane/177th E. Avenue), north of Washington Street (91st Street)
Size of Tract 24.58 acres
Number of Lots: 76
Present Zoning: A-1
Proposed Zoning: RS-3
Comp Plan: Level 2

The conditional final plat of Ninety One - Phase 4 contains 24.58 acres located one-half mile east of 9th Street (Lynn Lane/177th E. Avenue), north of Washington Street (91st Street). Applicant wants to develop 76 single family detached residential homes on the property. BAZ 1961, a request to change the zoning on the property associated with this plat from A-1 to RS-3 was approved by the City Council on September 6, 2016, subject to the property being platted.

The initial preliminary plat, Crossings at Lynn Lane, which contained 194 lots on 58.43 acres, was approved by the Planning Commission on December 17, 2015, subject to an attached checklist. After this preliminary plat was approved by the Planning Commission, the developer acquired 26.95 additional acres. A revised preliminary plat was reviewed and approved by the Planning Commission on August 11, 2016, subject to an attached checklist. BAZ 1961, which requested the zoning change from A-1 to RS-3, was submitted in conjunction with the revised preliminary plat.

Crossing at Lynn Lane 1, which involved the first phase, was recorded in Tulsa County on September 27, 2016. The developer later decided to change the name of the plat to Ninety-One Phase 1 and replatted the property. Ninety-One Phase 1 was recorded in Tulsa County on June 19, 2017. The plat for the second phase, Ninety One - Phase 2 was recorded in Tulsa County on November 22, 2017. Ninety One - Phase 3, the third phase, was recorded in Tulsa County on December 28, 2018.

Water and sanitary sewer service to the addition will be provided by the City of Broken Arrow. Washington Street is classified as a major arterial street, therefore, the right-of-way from the section line needs to be increased from 50 feet in width to 60 feet.

According to the FEMA maps, none of the property associated with Ninety One - Phase 4 is located in a 100-year floodplain area. On-site stormwater detention are provided in two existing facilities on the property.

While the Ninety-One addition has been developed in multiple phases, there will be one overall homeowners association responsible for the maintenance of the fencing, landscaping, and open space reserve areas for the entire development.

Three former oil wells are located on this property. These three wells have been plugged and the oil tank battery that was in the southeast corner of the property have been removed. In addition, the applicant has informed Staff that the pipeline between the oil wells and the tank battery has also been removed.

The Technical Advisory Committee will review the conditional final plat for Ninety One - Phase 4 on September 22, 2020.

Attachments: Checklist
Conditional final plat
August 4, 2016, letter from Kyle Sewell regarding oil well setbacks
Oil well exhibit
Email from Derek Kennedy with oil well plugging records
September 17, 2020 email from Taylor Lindley regarding oil well status

Recommendation: Staff recommends PT15-117C, conditional final plat for Ninety One - Phase 4, be approved subject to the attached checklist.

Reviewed By: **Jill Ferenc**

Approved By: **Larry R. Curtis**

BDM