

Comprehensive Plan.

On April 7, 2015, the City Council conditionally approved PUD-234 and BAZ-1930, a request to rezone the Tucson Village property from A-1 to RS-3, CN, and FD. Approval was given with the condition that the property be platted in accordance with the City of Broken Arrow subdivision regulations and according to the PUD-234 Design Statement. This approval designated a 7.82-acre area at the northeast corner of the site known as Development Area A as Commercial Neighborhood (CN), a 52.35-acre area for Single-Family Residential (RS-3) known as Development Area B, and a 20.18-acre area as Floodplain (FD) known as Development Area C. A subsequent minor amendment to the PUD (PUD-234A) adjusted the boundary lines between Development Areas B and C that more separated the floodplain area from the developable area.

The Tucson Village plat was recorded in Tulsa County on March 21, 2018 for the north and east 36.66 acres of Development Area B (PT16-110). On February 22, 2018, the Planning Commission approved the preliminary plat for the remaining western portion known as Tucson Village II.

Water and sanitary sewer service to this property is available from the City of Broken Arrow. According to the FEMA maps, a portion of this property is located in the 100-year floodplain.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT18-100, conditional final plat for Tucson Village II, be approved, subject to the attached checklist.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

JMW