

subject to the property being platted. BAZ 1947, a request to change the zoning on part of this property from A-1 to RS-3, was approved by the City Council on December 15, 2015, subject to the property being platted. A preliminary plat for the property associated with BAZ 1947 was approved by the Planning Commission on December 17, 2015, subject to an attached checklist. The conditional final plat for the first phase of that portion of the development was approved by the City Council on April 19, 2016, subject to an attached checklist. Construction has started on the first phase.

After the first preliminary plat was approved by the Planning Commission, the developer acquired 26.95 additional acres. With this revised preliminary plat, they have submitted an application, BAZ 1961, to change the zoning on the additional property from A-1 to RS-3. As a result, they have submitted a revised preliminary plat to accommodate the additional 26.95 acres.

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

According to the FEMA maps, none of the property is located in a 100-year floodplain area. However, there is a drainage swale that passes through Reserve Area A of Crossings at Lynn Lane 1.

Oil tank batteries and oil wells exist on the east part of the property. Staff has recommended that no conditional final plat be submitted until written verification is provided from the engineer confirming that the proposed development near the oil wells and tank batteries are in compliance with all State and local requirements. In addition, Staff has recommended that access to active oil wells for maintenance purposes be through a separate private access easement and not through public streets.

Attachments: Checklist
Preliminary plat and covenants
Letter from applicant regarding oil wells
Oil well exhibit

Recommendation: Staff recommends PT15-117A, revised preliminary plat for Crossings at Lynn Lane, be approved subject to the attached checklist.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM