



City of Broken Arrow

Legislation Details (With Text)

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On agenda:	8/11/2016	Final action:	8/11/2016
Title:	Consideration and possible action regarding PT15-117A, Revised Preliminary Plat, Crossings at Lynn Lane, 244 lots, 87.28 acres, A-1 to RS-3, north and east of the northeast corner of Washington Street and 9th Street		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 3-PRELIMINARY PLAT.pdf, 2. 4-LETTER FROM APPLICANT REGARDING OIL WELLS.pdf, 3. 5-OIL WELL EXHIBIT.PDF, 4. 2-CHECKLIST.REVISED.pdf		

Date	Ver.	Action By	Action	Result
8/11/2016	1	Planning Commission		

Broken Arrow Planning Commission 08-11-2016

To: Chairman and Commission Members
From: Development Services Department
Title: Consideration and possible action regarding PT15-117A, Revised Preliminary Plat, Crossings at Lynn Lane, 244 lots, 87.28 acres, A-1 to RS-3, north and east of the northeast corner of Washington Street and 9th Street

Background:

Applicant: Kyle Sewell, Crafton Tull
Owner: Don and Mary Couch
Developer: Rauch Coleman
Engineer: Crafton Tull
Location: North and east of the northeast corner of Washington Street and 9th Street
Size of Tract: 87.28 acres
Number of Lots: 244
Present Zoning: A-1
Proposed Zoning: RS-3
Comp Plan: Levels 2, 3, and 6 to Level 2 (BACP 147)

The revised preliminary plat of Crossings at Lynn Lane contains 87.28 acres located north and east of the northeast corner of Washington Street and 9th Street. Applicant wants to develop 244 single family detached residential homes on the property. BACP 147, a request to change the Comprehensive Plan designation on part of the property from Levels 2, 3, and 6 to Level 2 was approved by the City Council on November 17, 2015,

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