



City of Broken Arrow

Legislation Details (With Text)

File #: 17-2342 **Name:**

Type: Consent Item **Status:** Agenda Ready

File created: 6/20/2017 **In control:** Broken Arrow City Council

On agenda: 7/3/2017 **Final action:**

Title: Approval of PT15-117A-1, Conditional Final Plat, Ninety One - Phase 2, 68 lots, 18.20 acres, A-1 to RS-3, one-quarter mile north of Washington Street and one-quarter mile east of 9th Street

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1-PUBLISHED FACT SHEET, 2. 2-CHECKLIST.NINETY ONE PHASE 2, 3. 3-NINETY ONE-PHASE 2 PLAT AND COVENANTS, 4. 4-LETTER REGARDING OIL WELLS, 5. 5-OIL WELL EXHIBIT

Date	Ver.	Action By	Action	Result
7/3/2017	1	Broken Arrow City Council	approved	Pass

Broken Arrow City Council
Meeting of: 07-03-2017

To: Mayor and City Council Members
From: Development Services Department
Title:

Approval of PT15-117A-1, Conditional Final Plat, Ninety One - Phase 2, 68 lots, 18.20 acres, A-1 to RS-3, one-quarter mile north of Washington Street and one-quarter mile east of 9th Street

Background:

The conditional final plat of Ninety One - Phase 2 contains 18.20 acres located one-quarter mile north of Washington Street and one-quarter mile east of 9th Street. Applicant wants to develop 68 single family detached residential homes on the property.

The only arterial street access to Phase 1, which contained 40 lots, was to 9th Street. Applicant, who acknowledged that Phase 2 would occur immediately after Phase 1, agreed that as part of Phase 2 they would provide a connection to Washington Street. As part of Ninety One - Phase 2, they will construct a 350-foot temporary roadway that will connect to Washington Street. They have submitted the roadway easement that is in the process of being reviewed by Staff.

Oil tank batteries and oil wells exist east of this property. On the preliminary plat, Staff 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 is 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. These concerns have been addressed through the attached approval letter, of which Staff is in agreement.

The Planning Commission, in the meeting of June 8, 2017, recommended approval (5-0 vote), of the

Conditional Final Plat for Ninety-One Phase 2 subject to the checklist as recommended by Staff. No one spoke against this item.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner

Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Checklist
Conditional Final Plat and Covenants
Letter from the applicant regarding oil wells
Oil well exhibit

Recommendation:

Approve PT15-117A, Conditional Final Plat for Ninety-One Phase 2, as recommended by Staff.

LRC:ALY