



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 17-2605 **Name:**

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

**File created:** 8/25/2017 **In control:** Planning Commission

**On agenda:** 9/14/2017 **Final action:**

**Title:** Approval of PT13-107A, Conditional Final Plat, Stone Horse II of Broken Arrow, 61 lots, 14.77 acres, A-1 to RS-3, one-half mile north of Jasper Street, one-quarter mile east of Olive Avenue

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2-CHECKLIST.STONE HORSE II OF BA, 2. 3-CONDITIONAL FINAL PLAT.STONE HORSE II OF BROKEN ARROW

Date	Ver.	Action By	Action	Result
9/14/2017	1	Planning Commission		

### Broken Arrow Planning Commission 09-14-2017

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

**Approval of PT13-107A, Conditional Final Plat, Stone Horse II of Broken Arrow, 61 lots, 14.77 acres, A-1 to RS-3, one-half mile north of Jasper Street, one-quarter mile east of Olive Avenue**

#### Background:

**Applicant:** Erik Enyart, Tanner Consulting  
**Owner:** Stone Horse Development, LLC  
**Developer:** Stone Horse Development, LLC  
**Engineer:** Tanner Consulting, LLC  
**Location:** One-half mile north of Jasper Street, one-quarter mile east of Olive Avenue  
**Size of Tract** 14.77  
**Number of Lots:** 61 proposed  
**Present Zoning:** A-1 to RS-3  
**Comp Plan:** Level 2 (Urban Residential)

The conditional final plat for Stone Horse II of Broken Arrow is located one-half mile north of Jasper Street and one-quarter mile east of Olive Avenue. The proposed development includes 61 single-family lots on 14.77 acres.

On October 3, 2005, the City Council approved BAZ 1685 on 150 acres, to change the zoning from A-1 and R-1 to R-3S. BAZ 1685 was approved subject to platting. The east 80 acres were platted as Iron Horse Ranch in

2009. The R-3S designation was changed to RS-3 when the Zoning Ordinance was updated in 2008.

The preliminary plat for the overall development, which was approved by the Planning Commission on September 26, 2013, contained 238 lots on 70.13 acres. The plat for the first phase of the Stone Horse development was recorded on October 7, 2015.

The Technical Advisory Committee will review the conditional final plat for Stone Horse II of Broken Arrow on September 12, 2017.

**Attachments:** Checklist  
Conditional Final Plat and Covenants

**Recommendation:**

Staff recommends PT13-107A, conditional final plat for Stone Horse II of Broken Arrow, be approved, subject to the attached checklist.

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael W. Skates

LRC: ALY