



City of Broken Arrow

Legislation Details (With Text)

File #: 18-1052 **Name:**

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

File created: 8/28/2018 **In control:** Planning Commission

On agenda: 9/13/2018 **Final action:**

Title: Approval of PT18-109, Preliminary Plat, Boston Heights, a replat of Lot One, Block Two Arrow Acres, 2.10 acres, 7 Lots, A-1 to RS-2, one-half mile east of Elm Place, one-quarter mile south of Washington Street

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2-CHECKLIST.BOSTON HEIGHTS, 2. 3-PRELIMINARY PLAT AND COVENANTS, 3. 4-CONCEPTUAL UTILITIES PLAN

Date	Ver.	Action By	Action	Result
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Broken Arrow Planning Commission 09-13-2018

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

Approval of PT18-109, Preliminary Plat, Boston Heights, a replat of Lot One, Block Two Arrow Acres, 2.10 acres, 7 Lots, A-1 to RS-2, one-half mile east of Elm Place, one-quarter mile south of Washington Street

Background:

Applicant: JR Donelson, JR Donelson, Inc.
Owner: CRS Sanders Investments, LLC
Developer: CRS Sanders Investments, LLC
Engineer: JR Donelson, Inc.
Location: One-half mile east of Elm Place, one-quarter mile south of Washington Street
Size of Tract 2.10 acres
Number of Lots: 7
Present Zoning: A-1 to RS-2 (BAZ-1991)
Comp Plan: Level 1

PT18-109, the preliminary plat for Boston Heights, contains 2.10 acres and is proposed to be divided into seven lots and one reserve area. This property, which is located one-half mile east of Elm Place, one-quarter mile south of Washington Street, is presently zoned A-1. On January 2, 2018, the City Council approved BAZ-1991 to change the zoning on the property from A-1 to RS-2 (Single-Family Residential). BAZ-1991 was approved

subject to the property being platted.

Boston Heights is a replat of Lot 1, Block 2 Arrow Acres. The plat for Arrow Acres was recorded in Tulsa County on January 19, 1953. There is an existing single-family house on the property that will be removed as part of this development.

According to the FEMA maps, none of the property is located within a 100-year floodplain. On-site stormwater detention is required and is being installed in Reserve A on the west part of the property.

Water and sanitary sewer service will be provided by the City of Broken Arrow. An existing sanitary sewer line runs north/south through the property. New sanitary sewer lines are being installed to connect with this existing lines. A new water line is being installed along Boston Street.

Attachments: Checklist
 Preliminary Plat and Covenants
 Conceptual Utilities

Recommendation:

Staff recommends PT18-109, preliminary plat for Boston Heights, be approved, subject to the attached checklist.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael Skates**

BDM