



City of Broken Arrow

Legislation Details (With Text)

File #: 18-1228 **Name:**
Type: Consent Item **Status:** Passed
File created: 10/15/2018 **In control:** Broken Arrow City Council
On agenda: 11/20/2018 **Final action:** 11/20/2018
Title: Approval of PT18-107, Conditional Final Plat, Freedom Wash, a replat of Lot 5 and Lot 7, Block 1 of Kenwood Acres (Plat #1417), 2.76 acres, 3 Lots, R-1 to PUD 172/RD and CH, north of Kenosha Street, one-quarter mile west of 9th Street, between 4th Street and 5th Street

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1-PLANNING COMMISSION FACT SHEET, 2. 2-CHECKLIST.PT18 107, 3. 3-CONDITIONAL FINAL PLAT.PT18-107, 4. 4-KENWOOD ACRES PLAT, 5. 5-PUD 172 APPROVED DOCUMENT

Date	Ver.	Action By	Action	Result
11/20/2018	1	Broken Arrow City Council	approved	Pass

Broken Arrow City Council Meeting of: 11-20-2018

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

Approval of PT18-107, Conditional Final Plat, Freedom Wash, a replat of Lot 5 and Lot 7, Block 1 of Kenwood Acres (Plat #1417), 2.76 acres, 3 Lots, R-1 to PUD 172/RD and CH, north of Kenosha Street, one-quarter mile west of 9th Street, between 4th Street and 5th Street

Background:

PT18-107, the conditional final plat for Freedom Wash, a replat of Kenwood Acres (Plat #1417), contains 2.76 acres and is proposed to be divided into 3 lots. This property, which is located north of Kenosha Street, one-quarter mile west of 9th, between 4th Street and 5th Street, is presently zoned R-1. On December 18, 2006, the City Council reviewed and approved PUD 172 along with BAZ 1734, a request to change the underlying zoning from R-1 to RD and CH. PUD 172 and BAZ 1734 were approved subject to the property being platted. At the time PUD 172 was approved, there was not any expiration provisions in the Zoning Ordinance. The preliminary plat for Freedom Wash was approved by the Planning Commission on July 26, 2018, subject to an approved checklist.

Freedom Wash is a replat of Lot 5 and Lot 7, Block 1 of Kenwood Acres. The plat for Kenwood Acres was recorded in Tulsa County on July 12, 1948. At the time the plat was recorded, no street right-of-way was shown for 5th Street. Based on previously recorded plats, there is some discrepancy in the amount of right-of-way that has since been dedicated along 5th Street. The plat for Calvary Temple Christian Family Center shows 25 feet of right-of-way being dedicated by the plat along the east half of 5th Street. According to the plat for Ryan's Addition, the east 25 feet of right-of-way along 5th Street was dedicated by separate instrument and is recorded in Book 3821, Page 142. The plat for Compton Addition II shows 25 feet of right-of-way along the east half of 5th Street being dedicated by separate instrument in Book 2876, Page 274. The plat for the Vaquero

Addition references 25 feet of right-of-way being dedicated along the east side of 5th street in Book 4815, Page 1041. The conditional final plat for Freedom Wash shows 50 feet of right-of-way being dedicated along 5th Street through Book 4815, Page 104. The documents referenced by the other plats on the east side of 5th Street are not referenced.

According to the FEMA maps, none of the property is located in a 100-year floodplain area.

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

The Planning Commission and Technical Advisory Committee recommend that the conditional final plat for Freedom Wash be approved subject to the attached checklist.

Cost: \$0

Prepared By: Brent Murphy, AICP, Senior Planner

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

Approved By: Michael L. Spurgeon, City Manager

Attachments: 1-FACT SHEET.PLANNING COMMISSION
2-CHECKLIST.PT18-107
3-CONDITIONAL FINAL PLAT.PT18-107
4-KENWOOD ACRES PLAT
5-PUD-172 APPROVED DOCUMENT

Recommendation:

Approve PT18-107, conditional final plat for Freedom Wash, a replat of Lot 5 and Lot 7, Block 1 of Kenwood Acres (Plat #1417) as recommended by Planning Commission and Staff.

BDM