



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 19-1072 **Name:**

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

**File created:** 8/20/2019 **In control:** Planning Commission

**On agenda:** 9/12/2019 **Final action:**

**Title:** Approval of PT19-114, Conditional Final Plat, Bentley Row, a re-subdivision of Lots 6 thru 10 Block 6, Homestead Addition and Lots 4 and 5, Block 51 Original Town of Broken Arrow, 0.56 acres, 7 Lots, R-2 (Single-Family Residential), one-eighth mile west of Elm Place (161st East Avenue), one-quarter mile north of Houston Street (81st Street)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2-SUBDIVISION CHECKLIST, 2. 3-CONDITIONAL FINAL PLAT

Date	Ver.	Action By	Action	Result
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### Broken Arrow Planning Commission 09-12-2019

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of PT19-114, Conditional Final Plat, Bentley Row, a re-subdivision of Lots 6 thru 10 Block 6, Homestead Addition and Lots 4 and 5, Block 51 Original Town of Broken Arrow, 0.56 acres, 7 Lots, R-2 (Single-Family Residential), one-eighth mile west of Elm Place (161<sup>st</sup> East Avenue), one-quarter mile north of Houston Street (81<sup>st</sup> Street)

#### Background:

**Applicant:** JR Donelson, Inc.  
**Owner:** Born Again Restored, LLC  
**Developer:** Born Again Restored, LLC  
**Engineer:** JR Donelson, Inc.  
**Location:** One-eighth mile west of Elm Place (161st East Avenue), one-quarter mile north of Houston Street (81st Street)  
**Size of Tract:** 0.56 acres  
**Number of Lots:** 7 proposed  
**Present Zoning:** R-2 (Single-Family Residential)  
**Comp Plan:** Level 2 (Urban Residential) and DROD Area 1

PT19-114, the conditional final plat for Bentley Row, contains 0.56 acres and is proposed to be developed as

seven lots containing row houses. This property, one-eighth mile west of Elm Place (161st East Avenue), one-quarter mile north of Houston Street (81st Street), is zoned R-2, single-family residential, and Area 1 of the Downtown Residential Overlay District.

This property is currently being used for single-family purposes and was originally platted in Tulsa County as Lots 6 thru 10, Block 6, Homestead Addition and Lots 4 and 5, Block 51 Original Town of Broken Arrow. Due to the property being previously platted and all utilities being in place, a preliminary plat was not required for this development. The row house building form is permitted in Area 1 of the DROD.

According to the FEMA maps, none of this property is located in the 100-year floodplain. Water and sanitary sewer to this development will be available from City of Broken Arrow. This site is classified as a required on-site detention site. A detention area is proposed on the northeast corner of the development.

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

**Recommendation:**

Staff recommends PT19-114, conditional final plat for Bentley Row be approved, subject to the attached checklist.

**Reviewed and Approved By:** Larry R. Curtis

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