



City of Broken Arrow

Legislation Details (With Text)

File #:	20-508	Name:	
Type:	Consent Item	Status:	Agenda Ready
File created:	5/11/2020	In control:	Planning Commission
On agenda:	5/14/2020	Final action:	
Title:	Approval of PT18-100, Conditional Final Plat, Tucson Village II, 35.68 acres, 93 Lots, A-1 (Agricultural) to RS-3 (Single-family Residential) and FD (Floodplain District)/PUD-234, south of Tucson Street (121st Street), one-third mile west of 23rd Street (S. 193rd E. Avenue/County Line Road)		
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 05-14-2020

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT18-100, Conditional Final Plat, Tucson Village II, 35.68 acres, 93 Lots, A-1 (Agricultural) to RS-3 (Single-family Residential) and FD (Floodplain District)/PUD-234, south of Tucson Street (121st Street), one-third mile west of 23rd Street (S. 193rd E. Avenue/County Line Road)

Background:

Applicant: Alan Betchan - AAB Engineering, LLC
Owner: Tucson Village, LLC
Developer: Tucson Village, LLC
Engineer: AAB Engineering, LLC
Location: South of Tucson Street (121st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)
Size of Tract 35.68 acres
Number of Lots: 93
Present Zoning: A-1 to RS-1 and FD/PUD-234
Comp Plan: Level 2 (Urban Residential) and Floodplain

PT18-100, the conditional final plat for Tucson Village II contains 93 single-family lots on 35.68 acres and is located south of Tucson Street, one-third mile west of 23rd Street (193rd E. Avenue/County Line Road). The property is zoned A-1 to RS-3 and FD/PUD-234 and is designated as Urban Residential and Floodplain in the

Comprehensive Plan.

On April 7, 2015, the City Council conditionally approved PUD-234 and BAZ-1930, a request to rezone the Tucson Village property from A-1 to RS-3, CN, and FD. Approval was given with the condition that the property be platted in accordance with the City of Broken Arrow subdivision regulations and according to the PUD-234 Design Statement. This approval designated a 7.82-acre area at the northeast corner of the site known as Development Area A as Commercial Neighborhood (CN), a 52.35-acre area for Single-Family Residential (RS-3) known as Development Area B, and a 20.18-acre area as Floodplain (FD) known as Development Area C. A subsequent minor amendment to the PUD (PUD-234A) adjusted the boundary lines between Development Areas B and C that more separated the floodplain area from the developable area.

The Tucson Village plat was recorded in Tulsa County on March 21, 2018 for the north and east 36.66 acres of Development Area B (PT16-110). On February 22, 2018, the Planning Commission approved the preliminary plat for the remaining western portion known as Tucson Village II.

Water and sanitary sewer service to this property is available from the City of Broken Arrow. According to the FEMA maps, a portion of this property is located in the 100-year floodplain.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT18-100, conditional final plat for Tucson Village II, be approved, subject to the attached checklist.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

JMW