



# City of Broken Arrow

## Request for Action

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**File #:** 16-939, **Version:** 1

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**Broken Arrow Planning Commission  
08-11-2016**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Consideration and possible action regarding PT15-117A, Revised Preliminary Plat, Crossings at Lynn Lane, 244 lots, 87.28 acres, A-1 to RS-3, north and east of the northeast corner of Washington Street and 9<sup>th</sup> Street

**Background:**

**Applicant:** Kyle Sewell, Crafton Tull  
**Owner:** Don and Mary Couch  
**Developer:** Rauch Coleman  
**Engineer:** Crafton Tull  
**Location:** North and east of the northeast corner of Washington Street and 9th Street  
**Size of Tract:** 87.28 acres  
**Number of Lots:** 244  
**Present Zoning:** A-1  
**Proposed Zoning:** RS-3  
**Comp Plan:** Levels 2, 3, and 6 to Level 2 (BACP 147)

The revised preliminary plat of Crossings at Lynn Lane contains 87.28 acres located north and east of the northeast corner of Washington Street and 9<sup>th</sup> Street. Applicant wants to develop 244 single family detached residential homes on the property. BACP 147, a request to change the Comprehensive Plan designation on part of the property from Levels 2, 3, and 6 to Level 2 was approved by the City Council on November 17, 2015, subject to the property being platted. BAZ 1947, a request to change the zoning on part of this property from A-1 to RS-3, was approved by the City Council on December 15, 2015, subject to the property being platted. A preliminary plat for the property associated with BAZ 1947 was approved by the Planning Commission on December 17, 2015, subject to an attached checklist. The conditional final plat for the first phase of that portion of the development was approved by the City Council on April 19, 2016, subject to an attached checklist. Construction has started on the first phase.

After the first preliminary plat was approved by the Planning Commission, the developer acquired 26.95 additional acres. With this revised preliminary plat, they have submitted an application, BAZ 1961, to change the zoning on the additional property from A-1 to RS-3. As a result, they have submitted a revised preliminary plat to accommodate the additional 26.95 acres.

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

According to the FEMA maps, none of the property is located in a 100-year floodplain area. However, there is a drainage swale that passes through Reserve Area A of Crossings at Lynn Lane 1.

Oil tank batteries and oil wells exist on the east part of the property. Staff has recommended that no conditional final plat be submitted until written verification is provided from the engineer confirming that the proposed development near the oil wells and tank batteries are in compliance with all State and local requirements. In addition, Staff has recommended that access to active oil wells for maintenance purposes be through a separate private access easement and not through public streets.

**Attachments:** Checklist  
Preliminary plat and covenants  
Letter from applicant regarding oil wells  
Oil well exhibit

**Recommendation:** Staff recommends PT15-117A, revised preliminary plat for Crossings at Lynn Lane, be approved subject to the attached checklist.

**Reviewed By:** Farhad Daroga

**Approved By:** Michael W. Skates

FKD: BDM