



City of Broken Arrow

Request for Action

File #: 16-1091, **Version:** 1

Broken Arrow Planning Commission
09-22-2016

To: Chairman and Commission Members
From: Development Services Department

Title: Consideration, and possible action regarding PT16-106, Preliminary Plat, The Oaks Off Main, a re-subdivision of Lots 13 thru 24, Block 40, Broken Arrow Original Town, 0.96 acres, R-3 to DM, north of Commercial Street between Cedar Avenue and Birch Avenue

Background:

Applicant: Bill Leet, 322 Commercial, LLC
Owner: 322 Commercial, LLC
Developer: 322 Commercial, LLC
Engineer: JR Donelson, Inc.
Location: North of Commercial Street between Cedar Avenue and Birch Avenue
Size of Tract 0.96 acres
Number of Lots: 16
Present Zoning: R-3 to DM via BAZ 1959
Comp Plan: Level 5

The preliminary plat for The Oaks Off Main contains 0.96 acres located north of Commercial Street between Cedar Avenue and Birch Avenue. All the previous structures on the property, which was platted as Lots 13 thru 24, Block 40, Broken Arrow Original Town, have been removed.

With The Oaks Off Main, the property is proposed to be replatted into 16 lots and a reserve area. Applicant is proposing to construct “Brownstone” type single family attached housing units on the property. BAZ 1959, a request to change the zoning on this property from R-3 to DM, was approved by the City Council on August 2, 2016.

One of the issues to be resolved with the property is the status of the alley along the north boundary. When the property was originally platted, a 20-foot wide alley was provided between Lots 1 through 12 and 13 through 24. On December 26, 2007, the City Council approved Ordinance No. 2932 to close the alley. The ordinance states that the City reserved the right to reopen this alley right-of-way in the event it is needed in the future. In addition, the Staff report states that the underlying utility easement was to remain as dedicated. County maps, however, no longer show the alley, thereby giving the appearance that the alley was vacated. However, no records could be located that show the vacation of the alley. As part of the platting process, Staff has requested the applicant provide a copy of the alley vacation documents.

Water and sanitary sewer service to this property 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. This preliminary plat will be reviewed by the Technical Advisory Committee (TAC) on September 20, 2016.

Attachments: Checklist
 Preliminary Plat and Covenants
 Grading plan
 Tap Locations
 Ordinance 2932
 Staff report associated with Ordinance 2932

Recommendation:

Staff recommends PT16-106, preliminary plat for The Oaks Off Main, a re-subdivision of Lots 13 thru 24, Block 40, Broken Arrow Original Town, be approved, subject to the attached checklist and as recommended by the TAC.

Reviewed By: **Farhad Daroga**

Approved By: **Michael W. Skates**

FKD: BDM