City of Broken Arrow

Request for Action

File #: 17-2031, **Version:** 1

Broken Arrow Planning Commission
04-13-2017

To: **Chairman and Commission Members**
From: **Development Services Department**
Title:

Approval of PT16-113, Conditional Final Plat, Oak Creek South Phase II, 68 lots, 19.13 acres, R-1 to RS-3, one-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad

Background:

Applicant: Steven Hollabaugh, McClelland Consulting Engineers, Inc.
Owner: ARG-Tulsa, LLC
Developer: Rausch Coleman Homes
Engineer: McClelland Consulting Engineers, Inc.
Location: One-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad
Size of Tract 19.13
Number of Lots: 68
Present Zoning: R-1 to RS-3
Comp Plan: Level 2 (Urban Residential)

The conditional final plat for Oak Creek South Phase II is located one-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad. The proposed development includes 68 single-family lots on 19.13 acres. The preliminary plat, which was approved by the Planning Commission on December 15, 2016, contained 136 lots on 36.54 acres.

BAZ-1960, a request to rezone this property from A-1 to RS-3 was conditionally approved by the Broken Arrow City Council on September 6, 2016. Approval was given with the condition that the property be platted and construction access be provided from the northwest from County Line Road to mitigate concerns of residents about heavy equipment moving through the Oak Creek South Estates subdivision during construction.

Water and sanitary sewer service to this property is available from the City of Broken Arrow. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:
Staff recommends PT16-113, conditional final plat for Oak Creek South Phase II, be approved, subject to the attached checklist.

Reviewed by: **Larry R. Curtis**

Approved by: **Michael W. Skates**

MWS:ALY/BDM