



City of Broken Arrow

Request for Action

File #: 17-2039, **Version:** 1

Broken Arrow Planning Commission
04-27-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT17-102, Preliminary Plat, The Preserve, 26.31 acres, RS-3, west of the southwest corner of 37th Street and Omaha Street

Background:

Applicant: AAB Engineering, LLC
Owner: New Bedford Lakes, LLC
Developer: New Bedford Lakes, LLC
Engineer: AAB Engineering, LLC
Location: west of the southwest corner of 37th Street and Omaha Street
Size of Tract: 26.31 acres
Number of Lots: 96
Present Zoning: RS-3
Comp Plan: Level 2 (Urban Residential)

Preliminary plat, PT17-102, The Preserve is located west of the southwest corner of 37th Street and Omaha Street. This proposed development includes 96 single-family lots on 26.31 acres.

BAZ-1976, a request to rezone this property from A-1 (Agriculture) to RS-3 (Single-Family) is on the same agenda as this preliminary plat. Approval of BAZ-1976, by the Planning Commission and City Council, will be a condition on the approval of PT17-102.

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

Attachments: Checklist
Preliminary Plat and Covenants
Conceptual Utility Plan

Recommendation:

Staff recommends PT17-102, preliminary plat for The Preserve, be approved, subject to the attached checklist and the approval of BAZ-1976 by the Planning Commission and City Council.

Reviewed By: Larry R. Curtis

Approved By: **Michael W. Skates**
LRC:ALY