



City of Broken Arrow

Request for Action

File #: 17-2107, Version: 1

**Broken Arrow City Council
Meeting of: 05-02-2017**

To: Mayor and City Council Members
From: Development Services Department
Title:

Approval of PT16-113, Conditional Final Plat, Oak Creek South Phase II, 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:

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.

PT16-113 was unanimously (4-0) recommended for approval by the Planning Commission on April 13, 2017.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner

Reviewed By: Legal Department
Assistant City Manager - Operations

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet, April 13, 2017
Checklist
Conditional Final Plat and Covenants

Recommendation:

Approve PT16-113, conditional final plat for Oak Creek South Phase II, subject to the attached checklist.

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