



City of Broken Arrow

Request for Action

File #: 17-2283, **Version:** 1

Broken Arrow Planning Commission
06-08-2017

To: Chairman and Commission Members
From: Development Services Department

Title: Consideration and possible action regarding PT15-117A-1, Conditional Final Plat, Ninety One - Phase 2, 68 lots, 18.20 acres, A-1 to RS-3, one-quarter mile north of Washington Street and one-quarter mile east of 9th Street

Background:

Applicant: Kyle Sewell, Crafton Tull
Owner: 91st Lynn Lane, LLC/David Frye
Developer: Rauch Coleman
Engineer: Crafton Tull
Location: One-quarter mile north of Washington Street and one-quarter mile east of 9th Street
Size of Tract 18.20 acres
Number of Lots: 68
Present Zoning: A-1
Proposed Zoning: RS-3
Comp Plan: Levels 2, 3, and 6 to Level 2 (BACP 147)

The conditional final plat of Ninety One - Phase 2 contains 18.20 acres located one-quarter mile north of Washington Street and one-quarter mile east of 9th Street. Applicant wants to develop 68 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. Crossing at Lynn Lane 1, which involved the first phase, was recorded in Tulsa County on September 27, 2016. The developer later decided to change the name of the plat to Ninety-One Phase 1 and replatted the property. Ninety - One Phase 1, a replat of Crossings at Lynn Lane, was approved by the City Council on May 2, 2017. The engineer is in the process of recording the new plat in Tulsa County.

The only arterial street access to Phase 1, which contained 40 lots, was to 9th Street. Applicant, who acknowledged that Phase 2 would occur immediately after Phase 1, agreed that as part of Phase 2 they would provide a connection to Washington Street. As part of Ninety One - Phase 2, they will construct a 350-foot temporary roadway that will connect to Washington Street. They have submitted the roadway easement that is in the process of being reviewed by Staff.

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 Ninety-One Phase 1.

Oil tank batteries and oil wells exist east of this property. On the preliminary plat, Staff 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 is 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. A copy of the applicant's response letter is attached.

Attachments: Checklist
Conditional final plat and covenants
Letter from applicant regarding oil wells
Oil well exhibit

Recommendation: Staff recommends PT15-117A-1, conditional final plat for Ninety One - Phase 2, be approved subject to the attached checklist.

Reviewed By: Larry Curtis

Approved By: Michael Skates

BDM