



# City of Broken Arrow

## Request for Action

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**File #: 17-2342, Version: 1**

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**Broken Arrow City Council  
Meeting of: 07-03-2017**

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

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.

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.

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. These concerns have been addressed through the attached approval letter, of which Staff is in agreement.

The Planning Commission, in the meeting of June 8, 2017, recommended approval (5-0 vote), of the Conditional Final Plat for Ninety-One Phase 2 subject to the checklist as recommended by Staff. No one spoke against this item.

**Cost: \$0**

**Prepared By: Amanda Yamaguchi, Staff Planner**

**Reviewed By: Development Services Department  
Assistant City Manager, Operations  
Legal Department**

**Approved By: Michael L. Spurgeon, City Manager**

**Attachments:**      **Planning Commission Fact Sheet**  
                             **Checklist**  
                             **Conditional Final Plat and Covenants**  
                             **Letter from the applicant regarding oil wells**  
                             **Oil well exhibit**

**Recommendation:**

Approve PT15-117A, Conditional Final Plat for Ninety-One Phase 2, as recommended by Staff.

LRC:ALY