



City of Broken Arrow

Request for Action

File #: 17-2695, **Version:** 1

Broken Arrow City Council
Meeting of: 10-03-2017

To: Mayor and City Council Members
From: Development Services Department
Title: Approval of PT13-107B, Conditional Final Plat, Stone Horse III of Broken Arrow, 69 lots, 21.46 acres, A-1 to RS-3, one-half mile north of Jasper Street, one-third mile east of Olive Avenue

Background:

The conditional final plat for Stone Horse III of Broken Arrow contains 21.46 acres and is located one-half mile north of Jasper Street, one-third mile east of Olive Avenue. Applicant proposes to develop 69 single-family detached residential homes on the property.

On October 3, 2005, the City Council approved BAZ 1685 on 150 acres, to change the zoning from A-1 and R-1 to RS-3S. BAZ 1685 was approved subject to platting. The east 80 acres were platted as Iron Horse Ranch in 2009. The R-3S designation was changed to RS-3 when the Zoning Ordinance was updated in 2008. The preliminary plat for the overall development, which was approved by the Planning Commission on September 26, 2013, contained 238 lots on 70.13 acres. The preliminary plat was divided into three phases. The plat for the first phase of the Stone Horse development was recorded on October 7, 2015.

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

This Conditional Final Plat was reviewed by TAC on September 12, 2017 where Staff and the applicant agreed to work out the details regarding the needed utility easement for the storm sewer as indicated in items 58.f and 58.g of the checklist. PT13-107B was recommended for approval (3-0) by the Planning Commission, as recommended by Staff and TAC, on September 14, 2017. No one spoke against this item.

Cost: \$0

Prepared By: Jane Wyrick, Planner II

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

Recommendation:

Approve PT13-107B, Conditional Final Plat for Stone Horse III of Broken Arrow, subject to the attached checklist, as recommended by the Planning Commission, Technical Advisory Committee, and Staff.

JMW