



City of Broken Arrow

Request for Action

File #: 17-2970, **Version:** 1

**Broken Arrow Planning Commission
12-07-2017**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT15-117B, Conditional Final Plat, Ninety One Phase 3, 26.28 acres, A-1 to RS-3, one-quarter mile east of 9th Street, north of Washington Street

Background:

Applicant: Kyle Sewell, Crafton Tull
Owner: RC Lynn Lane, LLC
Developer: Rauch Coleman
Engineer: Crafton Tull
Location: One-quarter mile east of 9th Street, north of Washington Street
Size of Tract 26.28 acres
Number of Lots: 99
Present Zoning: A-1
Proposed Zoning: RS-3
Comp Plan: Levels 2 and 3

The conditional final plat of Ninety One - Phase 3 contains 26.28 acres located one-quarter mile east of 9th Street, north of Washington Street. Applicant wants to develop 99 single family detached residential homes on the property. BAZ 1961, a request to change the zoning on the property associated with this plat from A-1 to RS-3 was approved by the City Council on September 6, 2016, subject to the property being platted.

The initial preliminary plat, Crossings at Lynn Lane, which contained 194 lots on 58.43 acres, was approved by the Planning Commission on December 17, 2015, subject to an attached checklist. After this preliminary plat was approved by the Planning Commission, the developer acquired 26.95 additional acres. A revised preliminary plat was reviewed and approved by the Planning Commission on August 11, 2016, subject to an attached checklist. BAZ 1961, which requested the zoning change from A-1 to RS-3 was submitted in conjunction with the revised preliminary plat.

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 was recorded in Tulsa County on June 19, 2017. The plat for the second phase, Ninety One - Phase 2 is in the process of being recorded in Tulsa County. As part of the approval of Ninety One - Phase 2, a 350-foot temporary roadway and utility easement was recorded that provided a second point of access for the overall Ninety One development. With Ninety One - Phase 3, the temporary roadway and utility easement is proposed to be vacated and replaced with dedicated street right-of-way.

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 2. Stormwater detention is being provided on the property to the east, which will become a part of the next phase of the Ninety One development.

While the Ninety-One addition is being developed in multiple phases, there will be one overall homeowners association responsible for the maintenance of the fencing, landscaping, and open space reserve areas for the entire development.

No oil wells are located on this property. However, oil tank batteries and oil wells exist east of this property. Information supplied by the applicant regarding these oil wells is attached.

The Technical Advisory Committee will review the conditional final plat for Ninety One - Phase 3 on December 5, 2017.

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

Recommendation: Staff recommends PT15-117B, conditional final plat for Ninety One - Phase 3, be approved subject to the attached checklist.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM