



City of Broken Arrow

Request for Action

File #: 18-122, **Version:** 1

Broken Arrow Planning Commission
01-11-2018

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT13-100A, Revised Preliminary Plat, Shadow Trails II, 35.16 acres, 115 Lots, A-1 to RS-3, one-quarter mile west of Olive Avenue, one-quarter mile south of Tucson Street

Background:

Applicant: Erik Enyart, Tanner Consulting, L.L.C.
Owner: 81st and Memorial, L.L.C.
Developer: 81st and Memorial, L.L.C.
Engineer: Tanner Consulting, L.L.C.
Location: One-quarter mile west of Olive Avenue, one-quarter mile south of Tucson Street
Size of Tract 35.16 acres
Number of Lots: 115
Present Zoning: A-1 to RS-3
Comp Plan: Level 2

PT13-100A, the revised preliminary plat for Shadow Trails II, contains 35.16 acres and is proposed to be divided into 115 lots. The property is located one-quarter mile west of Olive Avenue, one quarter mile south of Tucson Street. BAZ 1887, a request to change the zoning on this property from A-1 to RS-3, was approved by the City Council on March 5, 2013, subject to the property being platted.

On August 8, 2013, the Planning Commission approved a preliminary plat that included this property. The preliminary plat contained 322 lots on 104.28 acres. A conditional final plat on the north 69.15 acres was approved by the City Council on October 15, 2013, subject an attached checklist. The plat for the first phase of Shadow Trails, which contained 197 lots, was recorded in Tulsa County on October 30, 2015.

A new engineer is now involved the platting of Shadow Trails II. The revised preliminary plat submitted has made some modifications to the initial preliminary plat. The revised preliminary plat does not show any stub street connections to the east. The first phase of Shadow Trails did not have any stub street connections to the east. Section 5.3.B.2.b of the Zoning Ordinance, which pertains to Connections to Vacant Land, states, "At least two (2) points of access shall be provided per half mile." The abutting property to the east, which is unplatted, contains four single family detached homes on large lots. Since the first phase of Shadow Trails did not contain any stub streets to the east, two stub streets to the east are required by the Zoning Ordinance in this phase.

According to Section 6.4.9 of the Engineering Design Criteria Manual, “All non-arterial streets shall limit tangent segments of a roadway to 900 feet or less before employing a reasonable, gradual curvilinear segment that meets the requirements identified in the Horizontal Geometric section.” W. Albuquerque Street and W. Baton Rouge Street are both shown to have tangent segments of more than 900 feet, which does not meet the requirements of the Engineering Design Criteria Manual. In addition, both of these streets stub into the property to the west, which will cause both of these street to further exceed the engineering design requirements.

According to the FEMA maps, a small portion of the southwest corner of the property is located in the 100-year FEMA Floodplain of White Church Creek. The 100-year floodplain has been placed in a reserve area.

Water and sanitary sewer service to this development will be provided by the City of Broken Arrow.

The Technical Advisory Committee (TAC) will review the preliminary plat for Shadow Trails II on January 9, 2017.

Attachments: Checklist
Revised preliminary plat and covenants for Shadow Trails II
Conceptual utility plan
Aerial
Recorded plat of Shadow Trails
Initial preliminary plat for Shadow Trails
Section 5.3.B.2.b of the Zoning Ordinance
Section 6.4.9 of the Engineering Design Criteria Manual

Recommendation:

Staff recommends PT13-100A, preliminary plat for Shadow Trails II, be approved, subject to the attached checklist.

Reviewed By: Larry R. Curtis

Approved By: Michael Skates

BDM