



City of Broken Arrow

Request for Action

File #: 18-914, **Version:** 1

Broken Arrow Planning Commission
08-09-2018

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT18-108, Preliminary Plat, The Villages at Seven Oaks South, 13.68 acres, 57 Lots, A-1 to RS-3 (via BAZ-1622) to RS-3 to RS-4/PUD-280 (via BAZ-2010 & PUD-280), one-quarter mile east of 9th Street, south of New Orleans Street

Background:

Applicant: AAB Engineering, LLC
Owner: Seven Oaks South, LLC
Developer: Seven Oaks South, LLC
Engineer: AAB Engineering, LLC
Location: One-quarter mile east of 9th Street, south of New Orleans Street
Size of Tract 13.68 acres
Number of Lots: 57 proposed
Present Zoning: A-1 to RS-3 (via BAZ-1622) to RS-4/PUD-280 (via BAZ-2010 & PUD-280)
Comp Plan: Level 2 (Urban Residential)

PT18-108, the preliminary plat for The Villages at Seven Oaks South contains 13.68 acres and is proposed to be divided into 57 lots. This property, which is located one-quarter mile east of 9th Street, south of New Orleans Street, is presently zoned A-1 to RS-3 (via BAZ-1622). BAZ-1622 was approved by the City Council on March 15, 2004, subject to the property being platted. On October 4, 2004, PUD-149, a request to amend the development standards of the RS-3 zoning district was tabled by the City Council. No further action was taken on this request.

Accompanying this preliminary plat, the applicant has submitted a request to change the underlying zoning from RS-3 to RS-4 and PUD-280 on a portion of this property. Lots facing South 12th Place, East New Orleans Place and South 13th Place are not included in the PUD and rezoning request and will remain zoned RS-3.

According to the FEMA maps, none of the property is located in a 100-year floodplain area. Water and sanitary sewer service to this development will be provided by the City of Broken Arrow.

Attachments: Checklist
Preliminary Plat, Covenants, and Conceptual Utility Plan

Recommendation:

Staff recommends PT18-108, preliminary plat for The Villages at Seven Oaks South be approved, subject to the attached checklist.

Reviewed By: Larry R. Curtis

Approved By: Michael Skates

ALY