



# City of Broken Arrow

## Request for Action

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**File #: 18-1052, Version: 1**

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**Broken Arrow Planning Commission  
09-13-2018**

**To: Chairman and Commission Members**  
**From: Development Services Department**  
**Title:**

**Approval of PT18-109, Preliminary Plat, Boston Heights, a replat of Lot One, Block Two Arrow Acres, 2.10 acres, 7 Lots, A-1 to RS-2, one-half mile east of Elm Place, one-quarter mile south of Washington Street**

**Background:**

**Applicant:** JR Donelson, JR Donelson, Inc.  
**Owner:** CRS Sanders Investments, LLC  
**Developer:** CRS Sanders Investments, LLC  
**Engineer:** JR Donelson, Inc.  
**Location:** One-half mile east of Elm Place, one-quarter mile south of Washington Street  
**Size of Tract:** 2.10 acres  
**Number of Lots:** 7  
**Present Zoning:** A-1 to RS-2 (BAZ-1991)  
**Comp Plan:** Level 1

PT18-109, the preliminary plat for Boston Heights, contains 2.10 acres and is proposed to be divided into seven lots and one reserve area. This property, which is located one-half mile east of Elm Place, one-quarter mile south of Washington Street, is presently zoned A-1. On January 2, 2018, the City Council approved BAZ-1991 to change the zoning on the property from A-1 to RS-2 (Single-Family Residential). BAZ-1991 was approved subject to the property being platted.

Boston Heights is a replat of Lot 1, Block 2 Arrow Acres. The plat for Arrow Acres was recorded in Tulsa County on January 19, 1953. There is an existing single-family house on the property that will be removed as part of this development.

According to the FEMA maps, none of the property is located within a 100-year floodplain. On-site stormwater detention is required and is being installed in Reserve A on the west part of the property.

Water and sanitary sewer service will be provided by the City of Broken Arrow. An existing sanitary sewer line runs north/south through the property. New sanitary sewer lines are being installed to connect with this existing lines. A new water line is being installed along Boston Street.

**Attachments:** Checklist  
Preliminary Plat and Covenants  
Conceptual Utilities

**Recommendation:**

Staff recommends PT18-109, preliminary plat for Boston Heights, be approved, subject to the attached checklist.

**Reviewed By:        Larry R. Curtis**

**Approved By:        Michael Skates**

BDM