



# City of Broken Arrow

## Request for Action

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**File #: 18-1155, Version: 1**

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**Broken Arrow City Council  
Meeting of: 10-02-2018**

**Title:**

Approval of PT18-102, Conditional Final Plat, Silverleaf II, 121 lots, 31.17 acres, A-1 to PUD-225/RS-3, one-quarter mile north of Omaha Street, west of 37th Street

**Background:**

The conditional final plat of Silverleaf II contains 31.17 acres located one-quarter mile north of Omaha Street, west of 37th Street. The property is presently zoned A-1 (Agricultural). On February 4, 2014, the City Council approved PUD-225 along with BAZ-1904, a request to change the zoning on 6.47 acres from A-1 to RS-3. PUD-225 and BAZ-1904 were approved subject to the property being platted. While PUD-225 encompasses the entire property associated with Silverleaf II, BAZ-1904 is located just to the west. The preliminary plat for Silverleaf II was approved by the Planning Commission on February 22, 2018, subject to an attached checklist.

Previously, on November 1, 2004, the City Council reviewed and approved BAZ-1655 and PUD-148 on 43.84 acres (part of which includes the Silverleaf II property), subject to the property being platted. BAZ-1655 requested the underlying zoning be changed from A-1 to R-3S. On December 13, 2005, Hartford Park, a subdivision containing 24.41 acres was recorded in Wagoner County. The zoning on the property associated with Hartford Park was changed with Ordinance 2959. The zoning on the rest of the property remained A-1. The unplatted portion of BAZ-1665 was included with PUD-225 and is a part of Silverleaf II.

After the approval of PUD-148, the developer purchased an additional 25.08 acres to the south. In 2009, they submitted a request (BAZ-1827) to change the zoning on the 25.08 acres from A-1 to RS-3 and PUD-201. Because of a change in the street pattern previously approved with PUD-148, 6.01 acres of PUD-148 was included with PUD-201. PUD-201 and BAZ-1827 were approved by the City Council on May 19, 2009, subject to the property being platted. The property has not been platted, and as a result, the zoning remains A-1. PUD-225 incorporated the RS-3 area associated with BAZ-1827.

This item was heard by TAC on September 11, 2018 and was recommended for approval (4-0 vote) by the Planning Commission in their meeting of September 13, 2018, per Staff recommendation. No one spoke against this item.

**Cost:** \$0

**Funding Source:** None

**Requested By:** Michael Skates, Development Services Director

**Approved By:** Michael L. Spurgeon, City Manager

**Attachments:** Published Planning Commission Factsheet  
Checklist  
Conditional Final Plat

**Recommendation:**

Approve PT18-102, Conditional Final Plat for Silverleaf II, subject to the attached checklist, as recommended by the Planning Commission, Technical Advisory Committee, and Staff.