



# City of Broken Arrow

## Request for Action

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**File #: 19-705, Version: 1**

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**Broken Arrow Planning Commission  
06-13-2019**

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

**Approval of PT19-109, Preliminary Plat, Highland 55 at Mission Hills, 19.63 acres, 1 Lot, PUD-189 (Planned Unit Development)/RM (Residential Multifamily) to PUD-189C/RM, north of Albany Street (61<sup>st</sup> Street), one-third mile west of 9<sup>th</sup> Street (Lynn Lane)**

**Background:**

**Applicant:** Alan Betchan, AAB Engineering, LLC  
**Owner:** White Earth, LLC  
**Developer:** Tallgrass Capital LLC  
**Engineer:** AAB Engineering, LLC  
**Location:** North of Albany Street (61st Street), one-third mile west of 9th Street (Lynn Lane)  
**Size of Tract** 19.63 acres  
**Number of Lots:** 1  
**Present Zoning:** PUD-189/RM (PUD-189C/RM approved subject to platting)  
**Comp Plan:** Level 3

PT19-109, the preliminary plat for Highland 55 at Mission Hills, contains 19.63 acres on one proposed lot. This property, which is located north of Albany Street (61st Street), one-third mile west of 9th Street (Lynn Lane), is presently zoned PUD-189/RM. On November 6, 2018, the City Council conditionally approved PUD-189C. PUD-189C was approved subject to the property being platted.

As part of PUD-189C, there will be 98 duplex dwelling units on one lot. According to the developer, development of the property will be designed and oriented towards active adults. A unique feature related to PUD-189C is that all 98 units, associated landscaping, fencing, and streets will be owned and maintained by one property owner. All of the units will be one story with a maximum building height of 35 feet. In lieu of sidewalks, there will be a 5-foot wide trail system paved with asphalt or concrete. The trail will be maintained by the property owner.

According to PUD-189C, Highland 55 at Mission Hills will be a private gated neighborhood. As part of PUD-189C, it was specifically recognized that access to Fargo Street to the north will be restricted to emergence access only. The main vehicular access to this development will be from the south through an access easement that will connect with Albany Street and align with 3rd Street. While all the streets inside PUD-189C will be private streets maintained by the property owner, the streets will be at least 26 feet in width and constructed to

City of Broken Arrow standards. At the Planning Commission meeting associated with PUD-189C, the developer acknowledged that all construction traffic would access the property from Albany Street and that no construction traffic would be allowed through the Lynn Lane Village and Country Lane neighborhoods to the north.

None of the property is located in a 100-year floodplain area. There are high-pressure pipeline easements approximately 80 feet in width along the north boundary. As per the City of Broken Arrow Subdivision Code, all structures will have to setback at least 50 feet from any and all high-pressure pipelines. An overhead power line and associated easement is located along the west boundary.

Water and sanitary sewer service will be provided by the City of Broken Arrow. According to the conceptual utility plan, the sanitary sewer lines will be located in the front yard next to the street.

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

**Recommendation:**

Staff recommends PT19-109, preliminary plat for Highland 55 at Mission Hills, be approved, subject to the attached checklist.

**Reviewed and Approved By:** Larry R. Curtis

BDM