



City of Broken Arrow

Request for Action

File #: 19-1013, **Version:** 1

Broken Arrow City Council
Meeting of: 06-20-2019

Title:

Approval of PT15-103B, Conditional Final Plat, Stone Horse IV of Broken Arrow, 24.07 acres, 82 Lots, A-1 (Agricultural) to RS-3 (Single-Family Residential), one-quarter mile east of Olive Avenue (129th East Avenue), one-quarter mile south of Tucson Street (121st Street)

Background:

PT15-103B, the conditional final plat for Stone Horse IV of Broken Arrow, contains 24.07 acres and is proposed to be divided into 82 lots. This property is located one-quarter mile east of Olive Avenue and one-quarter mile south of Tucson Street. The revised preliminary plat for this development was named Riverstone Estates II.

The property is presently zoned A-1. On March 18, 2014, the City Council approved BAZ-1911 to change the zoning on the property from A-1 to RS-3. BAZ-1911 was approved, subject to the property being platted. The original preliminary plat, which was called "Double Eagle," contained 248 lots on 79.98 acres and was approved by the Planning Commission on February 12, 2015, subject to a checklist.

Since the approval of the Double Eagle preliminary plat, the first phase of this development has been recorded as Riverstone Estates. The property for phases II has since been purchased by Stone Horse Development, LLC. The plat for Riverstone Estates II, now known as Stone Horse IV, was approved by the Planning Commission on February 8, 2018.

According to the FEMA maps, none of this property is in the 100-year floodplain however, there is a stream running along the eastern boundary of this property. The stream is being placed in reserve areas along the eastern boundary of the plat. Water and sanitary sewer will be provided to this development by the City of Broken Arrow.

PT15-103B was recommended for approval by the Technical Advisory Committee on July 23, 2019. In their meeting of July 25, 2019, the Planning Commission voted (4-0) to recommend approval of PT15-103B subject to the attached checklist. No one spoke against this item.

Cost: \$0

Funding Source: None

Requested By: Larry R. Curtis, Acting Community Development Director

Approved By: City Manager's Office

Attachments: Planning Commission Factsheet
Checklist

Conditional Final Plat

Recommendation:

Approve PT15-103B, Conditional Final Plat for Stone Horse IV of Broken Arrow per Planning Commission, TAC, and Staff recommendation.