



# City of Broken Arrow

## Request for Action

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**File #:** 19-1204, **Version:** 1

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**Broken Arrow City Council**  
**Meeting of: 10-01-2019**

**Title:**

Approval of PT19-114, Conditional Final Plat, Bentley Row, a re-subdivision of Lots 6 thru 10 Block 6, Homestead Addition and Lots 4 and 5, Block 51 Original Town of Broken Arrow, 0.56 acres, 7 Lots, R-2 (Single-Family Residential), one-eighth mile west of Elm Place (161st East Avenue), one-quarter mile north of Houston Street (81st Street)

**Background:**

Be PT19-114, the conditional final plat for Bentley Row, contains 0.56 acres and is proposed to be developed as seven lots containing row houses. This property, one-eighth mile west of Elm Place (161st East Avenue), one-quarter mile north of Houston Street (81st Street), is zoned R-2, single-family residential, and Area 1 of the Downtown Residential Overlay District.

This property is currently being used for single-family purposes and was originally platted in Tulsa County as Lots 6 thru 10, Block 6, Homestead Addition and Lots 4 and 5, Block 51 Original Town of Broken Arrow. Due to the property being previously platted and all utilities being in place, a preliminary plat was not required for this development. The row house building form is permitted in Area 1 of the DROD.

According to the FEMA maps, none of this property is located in the 100-year floodplain. Water and sanitary sewer to this development will be available from City of Broken Arrow. This site is classified as a required on-site detention site. A detention area is proposed on the northeast corner of the development.

The Technical Advisory Committee (TAC) recommended approval of PT19-114 in the meeting held September 10, 2019. In their meeting of September 12, 2019, the Planning Commission recommended approval (3-0 vote) of PT19-114 subject to the checklist, as recommended by TAC and Staff.

**Cost:** \$0

**Funding Source:** Source

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

**Approved By:** City Manager Office

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

**Recommendation:**

Approve PT19-114, the conditional final plat for Bentley Row as recommended by TAC, Planning Commission and Staff.