



# City of Broken Arrow

## Request for Action

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**File #: 20-508, Version: 1**

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**Broken Arrow Planning Commission  
05-14-2020**

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

**Approval of PT18-100, Conditional Final Plat, Tucson Village II, 35.68 acres, 93 Lots, A-1 (Agricultural) to RS-3 (Single-family Residential) and FD (Floodplain District)/PUD-234, south of Tucson Street (121<sup>st</sup> Street), one-third mile west of 23<sup>rd</sup> Street (S. 193<sup>rd</sup> E. Avenue/County Line Road)**

**Background:**

**Applicant:** Alan Betchan - AAB Engineering, LLC  
**Owner:** Tucson Village, LLC  
**Developer:** Tucson Village, LLC  
**Engineer:** AAB Engineering, LLC  
**Location:** South of Tucson Street (121st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)  
**Size of Tract** 35.68 acres  
**Number of Lots:** 93  
**Present Zoning:** A-1 to RS-1 and FD/PUD-234  
**Comp Plan:** Level 2 (Urban Residential) and Floodplain

PT18-100, the conditional final plat for Tucson Village II contains 93 single-family lots on 35.68 acres and is located south of Tucson Street, one-third mile west of 23<sup>rd</sup> Street (193<sup>rd</sup> E. Avenue/County Line Road). The property is zoned A-1 to RS-3 and FD/PUD-234 and is designated as Urban Residential and Floodplain in the Comprehensive Plan.

On April 7, 2015, the City Council conditionally approved PUD-234 and BAZ-1930, a request to rezone the Tucson Village property from A-1 to RS-3, CN, and FD. Approval was given with the condition that the property be platted in accordance with the City of Broken Arrow subdivision regulations and according to the PUD-234 Design Statement. This approval designated a 7.82-acre area at the northeast corner of the site known as Development Area A as Commercial Neighborhood (CN), a 52.35-acre area for Single-Family Residential (RS-3) known as Development Area B, and a 20.18-acre area as Floodplain (FD) known as Development Area C. A subsequent minor amendment to the PUD (PUD-234A) adjusted the boundary lines between Development Areas B and C that more separated the floodplain area from the developable area.

The Tucson Village plat was recorded in Tulsa County on March 21, 2018 for the north and east 36.66 acres of Development Area B (PT16-110). On February 22, 2018, the Planning Commission approved the preliminary

plat for the remaining western portion known as Tucson Village II.

Water and sanitary sewer service to this property is available from the City of Broken Arrow. According to the FEMA maps, a portion of this property is located in the 100-year floodplain.

**Attachments:**            Checklist  
                                 Conditional Final Plat and Covenants

**Recommendation:**

Staff recommends PT18-100, conditional final plat for Tucson Village II, be approved, subject to the attached checklist.

**Reviewed by:**            **Jill Ferenc**

**Approved by:**           **Larry R. Curtis**

JMW