



# City of Broken Arrow

## Request for Action

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**File #:** 20-1259, **Version:** 1

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**Broken Arrow Planning Commission**  
**10-08-2020**

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

**Title:** Approval of PT20-114, Preliminary Plat, Presley Reserve, 40.20 acres, A-1 (Agricultural) to RS-3 (Single-Family Residential), south of Tucson Street (121<sup>st</sup> Street), one-half mile west of Aspen Avenue (145<sup>th</sup> East Avenue)

**Background:**

**Applicant:** Tanner Consulting, Erik Enyart  
**Owner:** The Robert Lee & Oma Alice Jones Trust  
**Developer:** The Robert Lee & Oma Alice Jones Trust  
**Engineer:** Tanner Consulting  
**Location:** South of Tucson Street (121<sup>st</sup> Street), one-half mile west of Aspen Avenue (145<sup>th</sup> East Avenue)  
**Size of Tract** 40.20 acres  
**Number of Lots:** 1 lot (130 proposed)  
**Present Zoning:** A-1 (Agricultural) to RS-3 (Single-Family Residential) via BAZ-2063  
**Comp Plan:** Level 2 (Urban Residential)

PT20-114, the preliminary plat for Presley Reserve proposes 130 lots on 40.20 acres. This property is located south of Tucson Street (121<sup>st</sup> Street), one-half mile west of Aspen Avenue (145<sup>th</sup> East Avenue). BAZ-2063, a request to change the zoning on the property from A-1 to RS-3 was recommended for approval by the Planning Commission on September 24, 2020 and will be considered by the City Council on October 20, 2020.

Access to this site is through one main access point onto Tucson Street. Connections to existing stub streets in abutting developments provide additional access and circulation which meet the Subdivision Regulations and Fire Code. One of the existing stub streets is located on the west side of the development in Riverstone Estates, another is proposed to a future development, Stone Horse V of Broken Arrow, and one is located on the east side of the development in Spring Creek III.

None of this property is shown to be located in the 100-year floodplain. Water and sanitary sewer service to this site are available from the City of Broken Arrow.

**Attachments:** Checklist  
Preliminary Plat, Covenants and Conceptual Utilities Plan

**Recommendation:**

Staff recommends PT20-114, preliminary plat for Presley Reserve, be approved subject to the attached checklist and City Council approval of BAZ-2063.

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

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

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