

Minor Amendment to
PUD 66

Spring Hill
at Forest Ridge
Broken Arrow, Oklahoma

RECEIVED
July 26, 2016
BROKEN ARROW
DEVELOPMENT SERVICES



Tulsa Engineering & Planning Associates
9820 East 41st Street, Suite 102
Tulsa, Oklahoma 74146
918.252.9621 Fax 918.250.4566

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I. NARRATIVE

The “Forest Ridge Planned Unit Development” (PUD 66) was approved by the Broken Arrow City Council on August 1, 1988. “Forest Ridge” is a ±660.00 acre mixed use development, generally located on the south side of East Kenosha Street (East 71st Street South), between Oneta Road (South 241st East Avenue) and Oak Grove Road (South 273rd East Avenue). This Minor Amendment to PUD 66 affects the proposed Spring Hill at Forest Ridge subdivision, a 31.3750 acre tract within the “Forest Ridge PUD”, located just east of the “Wellstone III at Forest Ridge” subdivision, abutting East Kenosha Street along its north boundary line and situated midway between Midway Road and Oak Grove Road.

Wellstone Park, a 2.31 acre park located east of the East Kenosha Street entrance to Wellstone I, II and III and abutting the west boundary of the proposed Spring Hill at Forest Ridge subdivision, will not be platted with the Spring Hill at Forest Ridge plat. The East Kenosha Street right-of-way along the north frontage of Wellstone Park will be dedicated with the Spring Hill at Forest Ridge plat. A five-foot wide sidewalk will be constructed in accordance with the Subdivision Regulations along the platted area on the south side of Kenosha Street. In addition, the Forest Ridge Homeowner’s Association will maintain Wellstone Park. It is proposed that the sidewalk along the north side of the platted street along the south side of Wellstone Park shall be installed at the time of construction of Spring Hill at Forest Ridge. As part of this PUD, no sidewalk will be installed on the south side of the platted street along the south side of Wellstone Park.

This Minor Amendment to PUD 66 is submitted to request two minor revisions to the original PUD. The requested modification is as follows:

- 1). **Reduce Side Yard Building Line to 20 ft. on corner lots as shown in Exhibit ‘A’ - Conceptual Site Plan.**
- 2). **Establish the Rear Building Line for all lots to be 20 ft.**

