City of Broken Arrow

Fact Sheet

File #: 15-078, **Version:** 1

Broken Arrow Planning Commission
06-25-15

To:	**Chairman and Commission Members**
From:	**Development Services Department**
Title:	
	Consideration, and possible action regarding PT15-107, Conditional Final Plat, The Reserve at Aspen Creek, 1 lot, 12.21 acres, A-1 to PUD 220B/RM, one-quarter mile west of Elm Place, north of Tucson Street
Background:	
Applicant:	Muhammad Khan, SMC Consulting Engineers, P.C.
Owner:	The Reserve At Aspen Creek, LLC
Developer:	The Reserve At Aspen Creek, LLC
Engineer:	SMC Consulting Engineers, P.C.
Location:	One-quarter mile west of Elm Place, north of Tucson Street
Size of Tract	12.21 acres
Number of Lots:	1
Present Zoning:	A-1 to PUD 220B/RM
Comp Plan:	Level 3 (BACP 130)

The conditional final plat of The Reserve at Aspen Creek contains 12.21 acres located one-quarter mile west of Elm Place, north of Tucson Street. The property, which is presently undeveloped and unplatted, is east of the new Warren Theater development and west of the Wal-Mart Super Center. PUD 220B, a request for a major amendment to PUD 220A that is on the same property associated with this conditional final plat, was approved by the City Council on June 1, 2015. Applicant is proposing an apartment complex and, according to PUD 220B, can contain up to 243 units.

The property will have two points of access, one to Tucson Street, and one to Aspen Creek Drive. The abutting property to the west, which is owned by the City of Broken Arrow, contains 100-year floodplain.

The Technical Advisory Committee will review the conditional final plat for The Reserve at Aspen Creek on June 23, 2015.

Attachments:	Checklist
	Conditional final plat
	Conceptual site plan

Recommendation:	Staff recommends PT15-107, conditional final plat for The Reserve at Aspen Creek, be approved subject to the attached checklist.
Reviewed By:	**Farhad Daroga**
Approved By:	**Michael W. Skates**

FKD: BDM