



City of Broken Arrow

Fact Sheet

File #: 18-429, Version: 1

Broken Arrow Planning Commission

04-12-2018

To: Chairman and Commission Members

From: Development Services Department

Title:

Approval of PT17-113, Conditional Final Plat, Reserve at Aspen Ridge, 9.11 acres, 19 lots, A-1 to PUD-269 /RS-3, located one-quarter mile north of Jasper Street, west of Aspen Avenue

Background:

Applicant: Erik Enyart, Tanner Consulting, LLC

Owner: Stone Horse Development, LLC

Developer: Stone Horse Development, LLC

Engineer: Tanner Consulting, LLC

Location: One-quarter mile north of Jasper Street, west of Aspen Avenue

Size of Tract 9.11 acres

Number of Lots: 19

Present Zoning: A-1

Proposed Zoning: PUD-269/RS-3

Comp Plan: Level 2 and Greenway/Floodplain

The conditional final plat of the Reserve at Aspen Ridge contains 9.11 acres located one-quarter mile north of Jasper Street, west of Aspen Avenue. On January 16, 2018, the City Council approved PUD-269 along with BAZ-1993, a request to change the underlying zoning from A-1 to RS-3. PUD-269 and BAZ-1993 were approved subject to the property being platted. The preliminary plat was approved by the Planning Commission on December 21, 2017, subject to an attached checklist.

With PUD-269, applicant is proposing to develop a privately gated neighborhood with up to 20 lots. The conceptual site plan submitted with the PUD-269, as well as the conditional final plat, show 19 lots. As part of the development, a cul-de-sac street of 960 lineal feet in length is proposed. This will be a private street, owned and maintained by the homeowners association. The Subdivision Regulations state that cul-de-sac streets are limited to 550 feet in length, but “that the Planning Commission may expressly grant permission for the developers to design for the construction of longer cul-de-sac streets.” The Planning Commission approved the length of the cul-de-sac street as part of the preliminary plat approval on December 21, 2017. As part of PUD-269 it is acknowledged that each dwelling in the Reserve at Aspen Ridge will feature state-of-the-art sprinkler systems.

The proposed cul-de-sac street will connect into the Aspen Ridge neighborhood to the north. This addition, which contains 54 lots, has one point of access to Aspen Avenue. Consequently, with the addition of the 19 lots

in the Reserve at Aspen Ridge, there will be 73 lots with one point of access to Aspen Avenue. However, there is a stub street to the north that does allow for a future second point of connection to Aspen Avenue. Furthermore, all the units in the Reserve at Aspen Ridge will have sprinkler systems, which meets the Fire Code requirements.

The south part of the property is located in the 100-year floodplain of Aspen Creek. This 100-year floodplain is shown as Reserve B on the preliminary plat.

Water and sanitary sewer service to the addition will be provided by the City of Broken Arrow.

Attachments: Checklist
Conditional final plat and covenants
Aspen Ridge recorded plat

Recommendation: Staff recommends PT17-113, conditional final plat for the Reserve at Aspen Ridge, be approved subject to the attached checklist.

Reviewed By: Larry Curtis

Approved By: Michael Skates

BDM