

**Broken Arrow Planning Commission**  
**01-23-2025**

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

**Title:**  
..title

Approval of PT-001942-2024|PR-000627-2024, Conditional Final Plat, Timber Ridge Residential, approximately 35.30 acres, 141 Lots, A-1 (Agricultural) to RS-4 (Single-Family Residential) and RD (Residential Duplex)/PUD-334, located south and west of the southwest corner of Albany Street (61st Street) and 37th Street (209th E. Avenue)

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**Background:**

**Applicant:** Wallace Design Collective  
**Owner:** Glen Wood Homes, LP  
**Developer:** Glen Wood Homes, LP  
**Engineer:** Wallace Design Collective  
**Location:** South and west of the southwest corner of Albany Street (61st Street) and 37th Street (209th E. Avenue)  
**Size of Tract** Approximately 35.30 acres  
**Number of Lots:** 141  
**Zoning:** PUD-334 (Planned Unit Development)/RS-4 (Residential Single Family)  
**Comp Plan:** Level 2

PT-001942-2024, the conditional final plat for Timber Ridge Residential proposes to have 141 lots on approximately 35.30 acres. This property, which is located south and west of the southwest corner of Albany Street (61st Street) and 37th Street (209th E. Avenue), has been approved for rezoning from A-1 (Agricultural) to PUD-334 (Planned Unit Development) with underlying RS-4 (Single-Family Residential) zoning, subject to the property being platted.

Single-family homes encompass much of the property and generally meets the minimum standards of the RS-4 zoning district. A portion of the property is proposed as a duplex development and is located on the northeastern edge of the property. Primary access to this development is provided by two access points on the Albany Street, one access point onto 37th Street.

According to FEMA maps, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. This conditional final plat was reviewed by the Technical Advisory Committee on January 14, 2025.

**Attachments:**  
Checklist

## Conditional Final Plat and Covenants

### **Recommendation:**

Staff recommends PT-0011942-2023|PR-000627-2024, Conditional Final Plat for Timber Ridge Residential, subject to the attached comments.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Rocky Henkel**

ALY