



City of Broken Arrow

Request for Action

File #: 19-415, Version: 1

Broken Arrow Planning Commission

04-11-2019

To: Chairman and Commission Members

From: Development Services Department

Title: Approval of PT17-112, Conditional Final Plat, The Estates at Ridgewood, 41.18 acres, 86 Lots, A-1 to RS-3, one-quarter mile north of Houston Street, one-quarter mile east of Midway Road

Background:

Applicant: Schemmer & Associates

Owner: Armory, LLC

Developer: Paradigm Realty Advisors, LLC

Engineer: Schemmer & Associates

Location: One-quarter mile north of Houston Street, one-quarter mile east of Midway Road

Size of Tract 41.18 acres

Number of Lots: 1 (86 proposed)

Present Zoning: A-1 to RS-3

Comp Plan: Level 2

PT17-112, the conditional final plat for The Estates at Ridgewood, contains 41.18 acres and is proposed to be divided into 86 lots. This property is located one-quarter mile north of Houston Street and one-quarter mile east of Midway Road.

The preliminary plat for this property was approved by the Planning Commission on December 7, 2017. A rezoning request, BAZ-1992, to change the zoning on this property from A-1 to RS-3 was approved by the City Council on January 22, 2018.

This parcel is currently land-locked and has no access to a public street however, a temporary access road is being proposed through the parcel to the south to Houston Street. The City Council approved a request to annex the 40-acres directly south of this property in to the city limits February 20, 2018 with Ordinance No. 3514, The applicant plans to develop the annexed property as the second phase of this proposed subdivision. In addition, the property to the east is currently under review for the final plat of Kensington Ridge II, which provides access to Houston Street through another existing subdivision. With access provided from the south and east, this property meets the City of Broken Arrow Subdivision Regulations and the International Fire Code.

Water to this development is available from Wagoner County Rural Water District 4. Public sanitary sewer service is available from the City of Broken Arrow. According to the FEMA maps, none of this property is located in a 100-year floodplain.

Attachments: Checklist
 Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT17-112, conditional final plat for The Estates at Ridgewood, be approved subject to the attached checklist.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael Skates**

ALY