



City of Broken Arrow

Fact Sheet

File #: 16-550, Version: 1

Broken Arrow Planning Commission

05-26-2016

To: Chairman and Commission Members
From: Development Services Department

Title: Consideration and possible action regarding PT15-120, Conditional Final Plat, Aspen Ridge, 54 lots, 26.29 acres, A-1 to PUD 244/RS-3, one-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue

Background:

Applicant: Justin Morgan, Tanner Consulting, LLC
Owner: Aspen Crossing, LLC
Developer: Aspen Crossing, LLC
Engineer: Tanner Consulting, LLC
Location: One-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue
Size of Tract: 26.29 acres
Number of Lots: 54
Present Zoning: A-1
Proposed Zoning: PUD 244/RS-3
Comp Plan: Level 2 and Greenway/Floodplain

The conditional final plat of Aspen Ridge contains 26.29 acres located one-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue. The property, which is undeveloped, is proposed to be a private street, gated addition with 54 lots. BAZ 1949, a request to rezone this property from A-1 to RS-3, along with PUD 244 were approved by the City Council on January 5, 2016, subject to the property being platted.

Water and sanitary sewer to the addition will be provided by the City of Broken Arrow. While the streets in the addition will be private, they will be constructed to City of Broken Arrow standards, owned and maintained by the homeowners association. As per PUD 244, the right-of-way for all the streets will be 50 feet in width.

The west side of the property contains the 100-year floodplain of Aspen Creek. All of the floodplain is located with Reserve A.

Attachments: Checklist
Conditional final plat and covenants

Recommendation: Staff recommends PT15-120, conditional final plat for Aspen Ridge, be approved subject to the attached checklist.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM