



City of Broken Arrow

Fact Sheet

File #: 17-2713, **Version:** 1

Broken Arrow Planning Commission
09-28-2017

To: Chairman and Commission Members
From: Development Services Department

Title: Approval of PT16-100, Conditional Final Plat, The Villas at Bel Lago, 55 lots, 17.96 acres, A-1 to RS-3, one-quarter mile west of Evans Road, north of Houston Street

Background:

Applicant: Lance P. McGuire, McGuire Bel Lago, LLC
Owner: McGuire Bel Lago, LLC
Developer: McGuire Bel Lago, LLC
Engineer: Tuttle & Associates, Inc.
Location: One-quarter mile west of Evans Road, north of Houston Street
Size of Tract 17.96 acres
Number of Lots: 55
Present Zoning: A-1
Proposed Zoning: RS-3 (BAZ 1921)
Comp Plan: Level 2 (BACP 138)

The conditional final plat of The Villas at Bel Lago contains 17.96 acres located one-quarter mile west of Evans Road, north of Houston Street. On July 15, 2014, the City Council approved BACP 138 to change the Comprehensive Plan designation on the property from Level 4 to Level 2. BACP 138 was approved subject to the property being platted. Later, on September 16, 2014, the City Council approved BAZ 1921 to change the zoning on the property from A-1 to RS-3. BAZ 1921 was approved subject to the property being platted. On January 28, 2016, the Planning Commission approved a preliminary plat for The Villas at Bel Lago on this property, subject to an attached checklist.

The Villas at Bel Lago is in the same general area as Bel Lago III, but it is being developed by a different owner, McGuire Bel Lago, LLC. The plat for the first phase, Bel Lago, which contained 141 lots on 38.86 acres, was recorded in Wagoner County on April 17, 2006. The plat for Bel Lago II, which contains 17 lots on 5.69 acres, was recorded in Wagoner County on August 31, 2015. The owner for Bel Lago and Bel Lago II was Lake Valley, LLC.

Water to the addition will be provided by Rural Water District #4, while sanitary sewer service will be provided by the City of Broken Arrow.

Attachments: Checklist

Conditional Final Plat and Covenants

Recommendation: Staff recommends PT16-100, conditional final plat for The Villas at Bel Lago, be approved subject to the attached checklist.

Reviewed By: **Brent D. Murphy**

Approved By: **Michael W. Skates**

BDM: ALY