



City of Broken Arrow

Request for Action

File #: 19-525, Version: 1

**Broken Arrow Planning Commission
05-09-2019**

To: Chairman and Commission Members
From: Development Services Department

Title: Approval of PT17-114, Conditional Final Plat, The Villas at Turnberry, a replat of Lot 1, Block 1, Turnberry Commercial, 9.77 acres, 24 Lots, CG to CG and RS-4, southwest corner of 37th Street (209th East Avenue) and Dearborn Street (41st Street)

Background:

Applicant: Tommy L. Woods, Admiral Square, Inc.
Owner: Admiral Square, Inc.
Developer: Admiral Square, Inc.
Engineer: Tuttle & Associates, Inc.
Location: Southwest corner of 37th Street and Dearborn Street
Size of Tract 9.77 acres
Number of Lots: 1 (24 proposed)
Present Zoning: CG to CG and RS-4
Comp Plan: Level 4 to Level 3 (BACP-160)

PT17-114, the conditional final plat for The Villas at Turnberry, contains 9.77 acres and is proposed to be divided into 24 lots. This property, which is located on the southwest corner of 37th Street and Dearborn Street, was zoned CG on July 1, 2008, when the City Council approved BAZ-1801. BAZ-1801 was approved subject to the property being platted. The property was platted as Turnberry Commercial in 2008. Applicant is requesting to replat the property as The Villas at Turnberry.

BAZ-1987, a request to change the zoning on a 5.46-acre portion of this property from CG to RS-4, was approved by the City Council on November 7, 2017, subject to the property being replatted and City Council approval of BACP-160. BACP-160, a request to change the Comprehensive Plan designation on the property associated with BAZ-1987 from Level 4 to Level 3 was approved by the City Council on October 17, 2017, subject to the property being replatted. The remaining 4.31-acres of this property continues to be zoned CG. The preliminary plat for this development was approved by the Planning Commission on December 21, 2017.

According to the FEMA maps, none of the property is located in a 100-year floodplain area. When Turnberry Commercial was platted, it contained the following statement, "Stormwater detention accommodations for this site are provided by the existing Turnberry detention facility. No fees or onsite facility is required." For stormwater detention for the property associated with BAZ-1987, applicant proposes to use the stormwater

detention facility to the west.

Water to this development will be provided by Wagoner County Rural Water District 4. Public sanitary sewer service will be provided by the City of Broken Arrow.

Attachments: Checklist
 Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT17-114, conditional final plat for The Villas at Turnberry, be approved, subject to the attached checklist.

Reviewed and Approved By: **Larry R. Curtis**

ALY