



City of Broken Arrow

Request for Action

File #: 24-1214, **Version:** 1

Broken Arrow Planning Commission
09-12-2024

To: Chair and Commission Members
From: Community Development Department
Title:

Approval of PR-000074-2022 | PT-001686-2024, Conditional Final Plat, Creekside at Forest Ridge Phase II, approximately 21.56 acres, 53 proposed lots, A-1 to RS-3 located one-quarter mile north of Kenosha Street (71st Street), one-half mile east of Oneta Road (241st E. Avenue)

Background:

Applicant: Jack Taber, Tulsa Engineering and Planning Associates, Inc
Owner: The Robson Companies, Inc
Developer: The Robson Companies, Inc
Engineer: Russ Fischer, Tulsa Engineering and Planning Associates, Inc
Location: Approximately one-quarter mile north of Kenosha Street (71st Street), one-half mile east of Oneta Road (241st E. Avenue)
Size of Tract Approximately 21.56 acres
Number of Lots: 53
Zoning: A-1 to RS-3 approved via (BAZ-2069)
Comp Plan: Level 2

PT-001686-2024, the conditional final plat for Creekside at Forest Ridge Phase II, contains 21.56 acres with 53 proposed lots. This property, which is located one-quarter mile north of Kenosha Street (71st Street), one-half mile east of Oneta Road (241st E. Avenue), is presently zoned RS-3. On November 3, 2021, the City Council approved BAZ-2069 to change the zoning on 59.46 acres from A-1 to RS-3, subject to the property being platted. The preliminary plat for the site was approved by the Planning Commission on April 8, 2021.

Primary access will be to Kenosha Street via a mutual access easement that will extend one-quarter mile through undeveloped property to the south that is owned by the same property owner. Secondary access will be to 245th E. Avenue that abuts the west portion of the subdivision for 331.00 feet. According to Wagoner County records, 245th E. Avenue is a private drive that was constructed prior to the property being annexed into the City Limits of Broken Arrow. The drive is narrow and was not constructed to City of Broken Arrow street standards.

Water and sanitary sewer service will be provided by the City of Broken Arrow. The 100-year floodplain of Adams Creek is located in Reserves B and C. The floodplain of Adams Creek occupies a large area west and north of Creekside at Forest Ridge.

Attachments:

Checklist
Conditional Final Plat & Covenants

Recommendation:

Staff recommends PT-001686-2024, conditional final plat for Creekside at Forest Ridge Phase II, be approved, subject to the attached checklist.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

CBC