



City of Broken Arrow

Request for Action

File #: 25-312, Version: 1

**Broken Arrow Planning Commission
03-13-2025**

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

Approval of PT-001942-2024|PR-000627-2024, Conditional Final Plat, Timber Ridge Residential, approximately 35.30 acres, 140 Lots, A-1 (Agricultural) to RS-4 (Single-Family Residential) and RD (Residential Duplex)/PUD-334, located south and west of the southwest corner of Albany Street (61st Street) and 37th Street (209th E. Avenue)

Background:

Applicant: Wallace Design Collective

Owner: Glen Wood Homes, LP

Developer: Glen Wood Homes, LP

Engineer: Wallace Design Collective

Location: South and west of the southwest corner of Albany Street (61st Street) and 37th Street (209th E. Avenue)

Size of Tract: Approximately 35.30 acres

Number of Lots: 140

Zoning: PUD-334 (Planned Unit Development)/RS-4 (Residential Single Family)

Comp Plan: Level 2

PT-001942-2024, the conditional final plat for Timber Ridge Residential proposes to have 140 lots on approximately 35.30 acres. This property, which is located south and west of the southwest corner of Albany Street (61st Street) and 37th Street (209th E. Avenue), has been approved for rezoning from A-1 (Agricultural) to PUD-334 (Planned Unit Development) with underlying RS-4 (Single-Family Residential) zoning, subject to the property being platted.

Single-family homes encompass much of the property and generally meets the minimum standards of the RS-4 zoning district. A portion of the property is proposed as a duplex development and is located on the northeastern edge of the property. Primary access to this development is provided by one access point on the Albany Street, one access point into the existing Bintree neighborhood to the west. Stub streets are proposed to the north, south, and east to accommodate future phases of this development.

According to FEMA maps, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. This conditional final plat was reviewed by the Technical Advisory Committee on January 14, 2025 and subsequently recommended for approval by Planning Commission on January 23, 2025.

The City Council reviewed this item on February 18, 2025. This plat was removed from the consent agenda due to two individuals requesting to speak on the item. One person, speaking on behalf of the project, spoke in favor. The second individual represented a proposed development to the west.

Based on the discussion at the meeting, City Council referred the conditional final plat back to Planning Commission for review. Specifically, the Council indicated that they would like to see more connectivity between the properties to accommodate future school traffic, vehicle and pedestrian.

Staff's interpretation of the City Council discussion is that council would prefer to see a stub street along the west boundary of the northern portion of the Timber Ridge Residential plat in addition to the current proposed stub street to the north. The proposed project to the west would then be required to connect into these stub streets as part of their development.

Staff met with the applicant on March 5, 2025 to discuss the direction provided by City Council. At that meeting the applicant indicated that they are willing to add an additional stub street to their design. A revised Conditional Final Plat was received by Staff on March 7, 2025. This has been reviewed and is attached to this report for approval.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT-0011942-2023|PR-000627-2024, Conditional Final Plat for Timber Ridge Residential, subject to the attached checklist.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

ALY