

Broken Arrow Planning Commission
03-28-2019

To: **Chairman and Commission Members**
From: **Development Services Department**
Title:
..title

Approval of PT19-104, Preliminary Plat, Redbud Ranch, a replat of Lot 2, Block 1 County Line Center, 1 Lot, 18.49 acres, A-RM to RM/PUD-273A, north and east of the northeast corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue)

..End

Background:

Applicant: Jeff Tuttle, Tuttle & Associates, Inc.
Owner: Case Development, LLC
Developer: Case Development, LLC
Engineer: Tuttle & Associates, Inc.
Location: North and east of the northeast corner of Albany Street (61st Street) and 23rd Street
Size of Tract 18.49 acres
Number of Lots: 1
Present Zoning: A-RM to RM (BAZ-1995 and BAZ-1889)
Comp Plan: Level 3

PT19-104, the preliminary plat for Redbud Ranch, contains 18.49 acres on one lot. This property, which is located north and east of the northeast corner of Albany Street (61st Street) and 23rd Street, has been previously platted as Lot 2, Block 1 of County Line Center. The previous plat, which was recorded in Wagoner County prior to the property being annexed into the City Limits of Broken Arrow, does not meet the Subdivision Regulation requirements of the City of Broken Arrow.

On March 6, 2018, the City Council conditionally approved PUD-273 and BAZ-1995, a request by Case and Associates to change the zoning on the north 11.07 acres from A-RM to RM. PUD-273 and BAZ-1995 were approved subject to the property being replatted.

On December 5, 2017, the City Council conditionally approved BAZ-1989, a request to change the zoning on the south 7.42 acres from A-RM to RM. BAZ-1989 was approved subject to the property being replatted. The applicant associated with BAZ-1989, which was seeking tax credit financing, proposed to develop the property in accordance with the development regulations of the RM district. A PUD was not included with BAZ-1989. The property associated with BAZ-1989, was not developed.

On February 19, 2019, the City Council approved PUD-273A over the entire 18.49 acre site. PUD-273A was approved subject to the property being replatted.

According to the FEMA maps, none of the property is located within a 100-year floodplain.

Sanitary sewer service will be provided by the City of Broken Arrow. Water will be provided by Rural Water District #4.

Attachments: Checklist
Preliminary Plat
Deed of Dedication and Restrictive Covenants
Conceptual Utilities
County Line Center Plat

Recommendation:

Staff recommends PT19-104, preliminary plat for Redbud Ranch, be approved, subject to the attached checklist.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael Skates**

BDM