



City of Broken Arrow

Request for Action

File #: 20-344, Version: 1

**Broken Arrow Planning Commission
03-26-2020**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT17-105B, Conditional Final Plat, Aspen Crossing 1I, 42 lots, 16.59 acres, A-1 to RS-3 (Single Family Residential)/ (Planned Unit Development) PUD-260, north of the northeast corner of Jasper Street (131st Street) and Aspen Avenue (145th East Avenue)

Background:

Applicant: Tim Terral, TEP
Owner: Aspen Crossing Development Company, LLC
Developer: Aspen Crossing Development Company, LLC
Engineer: TEP
Location: North of the northeast corner of Jasper Street and Aspen Avenue
Size of Tract 16.59 acres
Number of Lots: 42
Present Zoning: A-1
Proposed Zoning: RS-3/PUD-260
Comp Plan: Level 2

The conditional final plat of Aspen Crossing II contains 16.59 acres and 52 lots located north of the northeast corner of Jasper Street and Aspen Avenue. The preliminary plat for Aspen Crossing, approved by the Planning Commission on July 13, 2017, included a 44.52-acre tract with 167 lots. The owner has since decided to develop the site in three phases.

The property is part of PUD-260 that was approved by the City Council on May 16, 2017, subject to the property being platted. The zoning on this property was originally approved by the Broken Arrow City Council on December 3, 2007, as part of PUD-183 and BAZ-1789. PUD-183 and BAZ-1789, a request to change the zoning on the property from A-1, R-2, and AR-2 to RS-3 were approved, subject to the property being platted, and any portion of the property located in the 100-year floodplain being zoned FD (Floodplain District). Plats have been filed for Aspen Crossing I and Aspen Crossing Patio Homes, the previous two phases of this development.

Aspen Crossing II is proposed to contain 42 lots consisting of single-family detached homes as approved with PUD-260. The east part of the overall Aspen Crossing development is located in the 100-year floodplain of an unnamed stream. This area is to the east of the Aspen Crossing 1 plat. Access to the site will be from Aspen Avenue and through other phases of Aspen Crossing to Jasper Street.

Water and sanitary sewer service to the addition will be provided by the City of Broken Arrow.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation: Staff recommends PT17-105B, conditional final plat for Aspen Crossing II, be approved subject to the attached checklist.

Reviewed By: **Jill Ferenc**

Approved By: **Larry R. Curtis**

ALY