



City of Broken Arrow

Request for Action

File #: 23-1455, **Version:** 1

Broken Arrow Planning Commission
11-16-2023

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

Approval of PR-000084-2022|PT-001127-2023, conditional final plat, Stone Bluff II at Forest Ridge, 6.07 acres, 16 Lots, PUD-66/R-1, located east of 79th Street (Midway Road/S. 257th E. Avenue), one-half mile south of Kenosha Street (71st Street)

Background:

Applicant: Jack Taber, Tulsa Engineering and Planning, Inc.
Owner: The Robson Companies, Inc.
Developer: The Robson Companies, Inc.
Engineer: Tulsa Engineering and Planning, Inc.
Location: East of 79th Street (Midway Road/S. 257th E. Avenue), one-half mile south of Kenosha Street (71st Street)
Size of Tract Approximately 6.07 acres
Number of Lots: 16 proposed
Zoning: PUD-66/R-1
Comp Plan: Level 2 Urban Residential

Stone Bluff II at Forest Ridge proposes to have 16 lots on 6.07 acres. The property, which is located east of 79th Street (Midway Road/S. 257th E. Avenue), one-half mile south of Kenosha Street (71st Street), is presently zoned PUD-66/R-1. PUD 66 was approved by the City Council on August 1, 1988. The property associated with Stone Bluff at Forest Ridge was designated as Tracts Z and AA in PUD 66 and was identified as “Single-Family Residential”. According to the PUD, the front building setback line is 25 feet along non arterial streets and 35 along arterial streets.

Stone Bluff II at Forest Ridge, which is part of three new proposed subdivisions, extends north from Stone Bluff I recorded in Wagoner County on September 8, 2023.

None of the property is located within a 100-year floodplain. The 100-year floodplain of Timber Creek is located to the north of this property along with the Forest Ridge Golf Course. Water and sanitary sewer service will be provided by the City of Broken Arrow.

The Technical Advisory Committee reviewed the conditional final plat for Stone Ridge at Forest Ridge on November 7, 2023.

Attachments:

Checklist

Conditional Final Plat & Covenants

Recommendation:

Staff recommends PR-000084-2022|PT-001127-2023, Conditional Final plat for Stone Bluff II at Forest Ridge, be approved, subject to the attached checklist.

Reviewed by: Amanda Yamaguchi

Approved by: Grant Rissler

ALY