



City of Broken Arrow

Fact Sheet

File #: 17-2619, **Version:** 1

Broken Arrow Planning Commission

09-14-2017

To: Chairman and Commission Members

From: Development Services Department

Title: Approval of PT16-112, Conditional Final Plat, Spring Hill at Forest Ridge, 102 lots, 31.82 acres, R-1/PUD-66G, south of Kenosha Street, one-half mile west of Oak Grove Road

Background:

Applicant: Tim Terral, TEP

Owner: The Robson Companies

Developer: The Robson Companies

Engineer: Tulsa Engineering & Planning Associates, INC

Location: South of Kenosha Street, one-half mile west of Oak Grove Road

Size of Tract 31.82

Number of Lots: 102 proposed

Present Zoning: R-1/PUD-66G

Comp Plan: Level 2 (Urban Residential)

The conditional final plat for Spring Hill at Forest Ridge is located south of Kenosha Street, one-half mile west of Oak Grove Road. The proposed development includes 102 single-family lots on 31.82 acres.

Between this proposed subdivision, Spring Hill at Forest Ridge, and the subdivision to the west, Wellstone II, there will be a 2.82-acre park for the common use of these neighborhoods. This park, which will be maintained by the Forest Ridge Homeowner's Association, will not be platted.

Water and sanitary sewer service to this property is available from the City of Broken Arrow. According to the FEMA maps, none of the property is located in a 100-year floodplain area. The south and west boundaries of the property abuts the Forest Ridge Golf Course.

The Technical Advisory Committee will review the conditional final plat for Spring Hill at Forest Ridge of Broken Arrow on September 12, 2017.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT16-112, conditional final plat for Spring Hill at Forest Ridge, be approved, subject to the attached checklist.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

LRC: ALY