



City of Broken Arrow

Fact Sheet

File #: 17-2930, Version: 1

Broken Arrow Planning Commission

12-07-2017

To: Chairman and Commission Members

From: Development Services Department

Title: Approval of PT17-108, Conditional Final Plat, Kensington Ridge II, 39.85 acres, 45 Lots, A-1 to RS-1/PUD-262, one-quarter mile north of Houston Street, one-quarter mile west of Oak Grove Road

Background:

Applicant: Erik Enyart, Tanner Consulting, LLC

Owner: Green Property Management, INC

Developer: Green Property Management, INC

Engineer: Tanner Consulting, LLC

Location: One-quarter mile north of Houston Street, one-quarter mile west of Oak Grove Road

Size of Tract 39.85 acres

Number of Lots: 1 (45 proposed)

Present Zoning: A-1 to RS-1/PUD-262

Comp Plan: Level 1

PT17-108, the conditional final plat for Kensington Ridge II, contains 39.85 acres and is proposed to be divided into 45 lots. This property is located one-quarter mile north of Houston Street and one-quarter mile west of Oak Grove Road.

A rezoning request, BAZ-1979, to change the zoning on this property from A-1 to RS-1 was submitted and approved by City Council on June 5, 2017, along with PUD-262. BAZ-1979 and PUD-262 were approved subject to the property being platted in accordance with the City of Broken Arrow Subdivision Regulations. The preliminary plat for Kensington Ridge II was approved by the Planning Commission on July 13, 2017, subject to an attached checklist.

Access to Kensington Ridge II is through two stub streets in Kensington Ridge which will be extended by this development. Additional stub streets will be platted to the west and east for improved connectivity to future development. Per Section D107.1 of the International Fire Code (IFC), "Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3". PT17-108 has been submitted showing only one entrance on to Houston Street through the existing Kensington Ridge subdivision. The secondary access point required by the IFC is being addressed. The applicant is working with the developer of proposed The Estates at Ridgewood to the west, to time the construction of the developments so that both meet

the IFC and requirements. The Estates at Ridgewood rezoning request and preliminary plat will be presented on the same agenda as this conditional final plat for Kensington Ridge II.

Water to this development will be provided by Wagoner County Rural Water District 4. Public sanitary sewer service is not available. As with Kensington Ridge to the south, sewer will be served by individual, on-site aerobic systems approved by the Oklahoma Department of Environmental Quality. There is no existing sewer connection within 300-feet of this property. According to the FEMA maps, none of this property is located in a 100-year floodplain.

Attachments: Checklist
Preliminary Plat and Covenants
Conceptual Utilities

Recommendation:

Staff recommends PT17-108, conditional final plat for Kensington Ridge II, be approved, subject to the attached checklist.

Reviewed By: Larry R. Curtis

Approved By: Michael Skates

ALY