



City of Broken Arrow

Request for Action

File #: 18-1392, **Version:** 1

**Broken Arrow Planning Commission
12-06-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT17-105A, Conditional Final Plat, Aspen Crossing 1, 49 lots, 12.63 acres, A-1 to RS-3/PUD-260, north of the northeast corner of Jasper Street and Aspen Avenue

Background:

Applicant: Tim Terral, TEP
Owner: Capital Homes Residential Group, LLC
Developer: Capital Homes Residential Group, LLC
Engineer: TEP
Location: North of the northeast corner of Jasper Street and Aspen Avenue
Size of Tract 12.63 acres
Number of Lots: 49
Present Zoning: A-1
Proposed Zoning: RS-3/PUD-260
Comp Plan: Levels 2 & 3

The conditional final plat of Aspen Crossing I contains 12.63 acres 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).

A subsequent major amendment, PUD-183A, was approved on March 23, 2010, along with BAZ-1842, a request to change the zoning on 14.10 acres from A-1, AR-2, and R-2 to RD. PUD-183A and BAZ-1842 were approved subject to the property being platted and any portion of the property located in the 100-year floodplain being zoned FD. The property was never platted, and as a result, PUD-183 and PUD-183A expired. BAZ-1789 and BAZ-1842, the request to rezone the property from A-1, R-2 and A-R-2 to RS-3, RD, and FD did not expire. Since the property has not been platted, no ordinances have been prepared to change the zoning on the property. A preliminary plat, Aspen Crossing East, was approved by the Planning Commission on this

property on January 10, 2008, but the platting process never went any further.

Aspen Crossing I is proposed to contain 49 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. None of the property located in the 100-year floodplain encroaches into this 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
Deed of Dedication and Restrictive Covenants

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

Reviewed By: Larry Curtis

Approved By: Michael Skates

ALY