



City of Broken Arrow

Request for Action

File #: 19-120, Version: 1

Broken Arrow Planning Commission

01-24-2019

To: Chairman and Commission Members

From: Development Services Department

Title: Approval of PT18-101, Conditional Final Plat, The Woods of Jasper Estates, 27.97 acres, 28 Lots, A-1 to PUD-265 and RS-2, north and west of the northwest corner of Jasper Street (131st Street) and 23rd Street (County Line Road)

Background:

Applicant: AAB Engineering, Alan Betchan

Owner: Autry Properties, LLC

Developer: Autry Properties, LLC

Engineer: AAB Engineering

Location: North and west of the northwest corner of Jasper Street (131st Street) and 23rd Street (County Line Road)

Size of Tract 27.97 acres

Number of Lots: 1 (28 proposed)

Present Zoning: A-1 to PUD-265 and RS-2

Comp Plan: Level 2

PT18-101, the conditional final plat for The Woods of Jasper Estates, contains 27.97 acres and is proposed to be divided into 28 lots. This property is located north and west of the northwest corner of Jasper Street and 23rd Street. The preliminary plat for The Woods at Jasper Estates was approved by the Planning Commission on February 8, 2018.

This property was annexed into the City of Broken Arrow December 20, 2016 by Ordinance No. 3460. Due to an error in the approved Ordinance, Ordinance No. 3460-Corrected was approved by City Council on March 21, 2017. The property was zoned RS-2/PUD-265 on October 3, 2017, when the City Council approved BAZ-1985 and PUD-265. BAZ-1985 and PUD-265 were approved subject to the property being platted.

The Woods of Jasper Estates is proposed to be a gated community with private streets. Access to Woods of Jasper Estates is through two entrances, one onto Jasper Street and one onto 23rd Street. The entrances will be designed in accordance with the Broken Arrow Subdivision Regulations with two outbound lanes and one inbound lane outside of the proposed gates.

Water to this development will be provided by the City of Broken Arrow via an onsite distributions system

designed to City of Broken Arrow standards and installed by the developer. Sewer will be served by individual, on-site aerobic systems approved by the Oklahoma Department of Environmental Quality. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT18-101, conditional final plat for The Woods of Jasper Estates, be approved, subject to the attached checklist.

Reviewed By: Larry R. Curtis

Approved By: Michael Skates

ALY