



City of Broken Arrow

Request for Action

File #: 20-1093, **Version:** 1

**Broken Arrow Planning Commission
09-10-2020**

To: Chairman and Commission Members
From: Development Services Department
Title:

Consideration and possible action regarding PT16-100A, Conditional Final Plat, The Villas at Bel Lago II, 43 lots, 13.42 acres, A-1 to RS-3, northwest corner of Houston Street (81st Street) and 51st Street (Evans Road/225th E. Avenue)

Background:

Applicant: Jeff Tuttle, Tuttle & Associates, Inc.
Owner: McGuire Bel Lago, LLC
Developer: McGuire Bel Lago, LLC
Engineer: Tuttle & Associates, Inc.
Location: Northwest corner of Houston Street (81st Street) and 51st Street (Evans Road/225th E. Avenue)
Size of Tract 13.42 acres
Number of Lots: 43
Present Zoning: A-1
Proposed Zoning: RS-3 (BAZ 1921)
Comp Plan: Level 2 (BACP 138)

The conditional final plat of The Villas at Bel Lago II contains 13.42 acres located on the northwest corner of Houston Street (81st Street) and 51st Street (Evans Road/225th E. Avenue). This is the second phase of The Villas at Bel Lago development.

On July 15, 2014, the City Council approved BACP 138 to change the Comprehensive Plan designation on the property from Level 4 to Level 2. BACP 138 was approved subject to the property being platted. Later, on September 16, 2014, the City Council approved BAZ 1921 to change the zoning on the property from A-1 to RS-3. BAZ 1921 was approved subject to the property being platted. On August 8, 2014, the Planning Commission approved a preliminary plat for Bel Lago III on this property, subject to an attached checklist. That preliminary plat never went any further.

The Villas at Bel Lago II is the same general area as Bel Lago III, but it is being developed by a different owner, McGuire Bel Lago, LLC. The plat for the first phase, Bel Lago, which contained 141 lots on 38.86 acres, was recorded in Wagoner County on April 17, 2006. The plat for Bel Lago II, which contained 17 lots on 5.69 acres, was recorded in Wagoner County on August 31, 2015. The owner for Bel Lago and Bel Lago II was Lake Valley, LLC. The plat for The Villas at Bel Lago, which was owned by McGuire Bell Lago, LLC was recorded in Wagoner County on August 30, 2018.

Water to the addition will be provided by Rural Water District #4, while sanitary sewer service will be provided by the City of Broken Arrow. None of the property associated with The Villas at Bel Lago II is located within a 100-year floodplain area.

Attachments: Checklist
Conditional final plat for The Villas at Bel Lago II
Preliminary plat and covenants for The Villas at Bel Lago

Recommendation: Staff recommends PT16-100A, conditional final plat for The Villas at Bel Lago II, be approved subject to the attached checklist.

Reviewed By: **Jill Ferenc**

Approved By: **Larry R. Curtis**

BDM