



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 17-2402 **Name:**  
**Type:** Consent Item **Status:** Agenda Ready  
**File created:** 7/6/2017 **In control:** Planning Commission  
**On agenda:** 7/13/2017 **Final action:** 7/13/2017  
**Title:** Approval of PT17-107, Preliminary Plat, Chestnut Creek, 28 lots, 11.0491 acres, A-1 to RS-2 and PUD-261, north and west of the northwest corner of Aspen Avenue and Jasper Street

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2-CHECKLIST.CHESTNUT CREEK, 2. 3-PT17 107 Preliminary Plat

Date	Ver.	Action By	Action	Result
7/13/2017	1	Planning Commission		

### Broken Arrow Planning Commission 07-13-2017

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

**Approval of PT17-107, Preliminary Plat, Chestnut Creek, 28 lots, 11.0491 acres, A-1 to RS-2 and PUD-261, north and west of the northwest corner of Aspen Avenue and Jasper Street**

**Background:**

**Applicant:** Tim Terral, TEP  
**Owner:** Capital Homes Residential Group, LLC  
**Developer:** Capital Homes Residential Group, LLC  
**Engineer:** TEP  
**Location:** North and west of the northwest corner of Aspen Avenue and Jasper Street  
**Size of Tract:** 11.0491 acres  
**Number of Lots:** 28  
**Present Zoning:** A-1  
**Proposed Zoning:** RS-2 and FD/PUD-261  
**Comp Plan:** Levels 2 and Greenway/Floodplain

The preliminary plat of Chestnut Creek contains 11.0491 acres located north and west of the northwest corner of Aspen Avenue and Jasper Street. The property is part of PUD 261 that was approved by the City Council on May 16, 2017, subject to the property being platted.

Chestnut Creek is proposed to contain 28 lots consisting of single family detached and attached units. The proposed plat has one main point of access off of West Jasper Street with a secondary access further to the east

primarily for emergency access. In accordance with PUD 261, both single family detached and single family attached units can be constructed in this area.

The northern part of Chestnut Creek is located in the 100-year floodplain of an unnamed stream. All of the property located in the 100-year floodplain has been placed in reserve areas. The zoning on reserve areas will become FD (Floodplain District) after the plat is recorded and an ordinance is prepared.

Water and sanitary sewer service to the addition will be provided by the City of Broken Arrow.

**Attachments:**           **Checklist**  
                                  **Preliminary plat and covenants**  
                                  **Conceptual utility plan**

**Recommendation:** Staff recommends PT17-107, preliminary plat for Chestnut Creek, be approved subject to the attached checklist.

**Prepared By:**           **Larry Curtis**

**Approved By:**         **Michael Skates**

**LRC**