

the property.

This parcel is currently land-locked and has no access to a public street however, a temporary access road is being proposed through the parcel to the south, which is currently in Wagoner County, to Houston Street to the south. The applicant owns both properties and has submitted an application to the City requesting to annex the 40-acres directly south of this property in to the city limits and develop it as the second phase of this proposed subdivision. In addition, the property to the east is currently under review for the conditional final plat of Kensington Ridge II which provides access to Houston Street through another existing subdivision. With access provided from the south and east, this property meets the City of Broken Arrow Subdivision Regulations and the International Fire Code.

Surrounding land uses and zoning classifications include the following:

North:	R-1/PUD-66	Undeveloped/Single-Family Residential
East:	A-1 to RS-1/PUD-262	Single-Family Residential Plat Under Review
South:	RS 22.5 Wagoner County	Undeveloped
West:	RS 22.5 Wagoner County	Oak Ridge Single-Family Subdivision

This property is in Level 2 of the Comprehensive Plan. RS-2 is considered to be in accordance with the Comprehensive Plan in Level 2. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

Attachments: Case map
Aerial photo
Preliminary Plat for The Estates at Ridgewood
Adjacent Projects to The Estates at Ridgewood

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-1992 be approved, subject to the property being platted and a temporary access road being constructed which connects this property to Houston Street per the Subdivision Regulations and International Fire Code.

Reviewed by: Larry Curtis

Approved by: Michael Skates

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