



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 16-1019 **Name:**  
**Type:** Consent Item **Status:** Agenda Ready  
**File created:** 8/25/2016 **In control:** Planning Commission  
**On agenda:** 8/25/2016 **Final action:** 8/25/2016  
**Title:** Consideration, and possible action regarding PT16-105, Preliminary Plat, Spring Hill at Forest Ridge, 31.82 acres, R-1/PUD-66 to R-1/PUD-66F, south of Kenosha Street, one half mile west of Oak Grove Road

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2-CHECKLIST.pdf, 2. 3-PRELIMINARY PLAT.pdf, 3. 4-CONCEPTUAL UTILITIES.pdf

Date	Ver.	Action By	Action	Result
8/25/2016	1	Planning Commission		

### Broken Arrow Planning Commission 08-25-2016

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

**Consideration, and possible action regarding PT16-105, Preliminary Plat, Spring Hill at Forest Ridge, 31.82 acres, R-1/PUD-66 to R-1/PUD-66F, south of Kenosha Street, one half mile west of Oak Grove Road**

#### Background:

**Applicant:** Tim Terral, TEP  
**Owner:** The Robson Companies  
**Developer:** The Robson Companies  
**Engineer:** Tulsa Engineering & Planning Associates, Inc.  
**Location:** South of Kenosha Street, one half mile west of Oak Grove Road  
**Size of Tract** 31.82 acres (2.77 acres for Wellstone Park)  
**Number of Lots:** 82  
**Present Zoning:** R-1/PUD 66  
**Comp Plan:** Level 2

The preliminary plat for Spring Hill at Forest Ridge contains 31.82 acres, located south of Kenosha Street, one half mile west of Oak Grove Road. The proposed development includes 82 single-family lots on 31.82 acres, on all public streets. Between this proposed subdivision, Spring Hill at Forest Ridge, and the subdivision to the west, Wellstone II, there will be a 2.77-acre park for the common use of these neighborhoods. This park, which will be maintained by the Forest Ridge Homeowner's Association, will not be platted.

In conjunction with PT16-105, PUD 66F, an application for a minor amendment to PUD 66, has also been submitted to amend rear yard setbacks and side yard requirements for corner lots.

Water and sanitary sewer service to this property will be provided by the City of Broken Arrow. According to the FEMA maps, none of the property is located in a 100-year floodplain area. The south and west boundaries of the property abut the Forest Ridge Golf Course.

**Attachments:**        Checklist  
                             Preliminary Plat and Covenants  
                             Conceptual Utility plan

**Recommendation:**

Staff recommends PT16-105, preliminary plat for Spring Hill at Forest Ridge, be approved, subject to the attached checklist.

**Reviewed By:**        **Farhad Daroga**

**Approved By:**        **Michael W. Skates**

FKD:ALY