



# City of Broken Arrow

## Legislation Details (With Text)

<b>File #:</b>	16-1409	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>	Agenda Ready
<b>File created:</b>	11/28/2016	<b>In control:</b>	Planning Commission
<b>On agenda:</b>	1/12/2017	<b>Final action:</b>	
<b>Title:</b>	Consideration, and possible action regarding PT16-112, Preliminary Plat, Spring Hill at Forest Ridge, 31.82 acres, 102 lots, R-1/PUD-66 to R-1/PUD-66G, south of Kenosha Street, one half mile west of Oak Grove Road		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. 2- SUBDIVISION CHECKLIST, 2. 3- Preliminary Plat and Covenants, 3. 4- Conceptual Utilities Plan		

Date	Ver.	Action By	Action	Result
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### Broken Arrow Planning Commission 01-12-2017

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Consideration, and possible action regarding PT16-112, Preliminary Plat, Spring Hill at Forest Ridge, 31.82 acres, 102 lots, R-1/PUD-66 to R-1/PUD-66G, 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  
**Number of Lots:** 102  
**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 102 single-family lots on 31.82 acres. Between this proposed subdivision, Spring Hill at Forest Ridge, and the subdivision to the west, Wellstone II, there will be a 2.82-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.

PUD 66F, an application for a minor amendment to PUD 66, to reduce the side yard building setback line from 25-feet to 20-feet on corner lots and to establish the rear building line for interior lots to be 20-feet was approved by the Broken Arrow Planning Commission on August 25, 2016.

PUD 66G, an application for a minor amendment to PUD 66, has been submitted in conjunction with this preliminary plat. PUD 66G requests to reduce the side yard setback lines from 5ft./10ft. to 5ft./5ft. and reduce corner lot side yards from 20-feet to 15-feet.

Water and sanitary sewer service to this property is available from 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 abuts the Forest Ridge Golf Course.

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

**Recommendation:**

Staff recommends PT16-112, preliminary plat for Spring Hill at Forest Ridge, be approved, subject to the attached checklist.

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

MWS:ALY