



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