

## City of Broken Arrow

## Legislation Details (With Text)

File #:	17-2555		Name:			
Туре:	Consent Item		Status:	Passed		
File created:	8/9/2017		In control:	Planning Commission		
On agenda:	8/24/2017		Final action:	8/24/2017		
Title:	Consideration and possible action regarding PT16-111, Conditional Final Plat, Bentley Square, 33 lots, 8.14 acres, CG to RS-4, one-quarter mile west of Aspen Avenue, south of Jasper Street					
Sponsors:						
Indexes:						
Code sections:						
Attachments:	1. C	hecklist, 2. Conditional Fina	al plat and Cover	nants		
Date	Ver.	Action By	Action Result			
8/24/2017	1	Planning Commission				
8/24/2017	1	Planning Commission				
То:		08-24-2017 Chairman and Commission Members				
From: Title:		Consideration and po Final Plat, Bentley Sq	ent Services Department tion and possible action regarding PT16-111, Conditional , Bentley Square, 33 lots, 8.14 acres, CG to RS-4, one- ile west of Aspen Avenue, south of Jasper Street			
<b>Background:</b>						
Applicant:		Erik Enyart, Tanner Consulting, LLC				
<b>Owner:</b>		HHGB, LLC				
Developer:		HHGB, LLC C/O Thur	mond Consultin	ng LLC		
Engineer:		Tanner Consulting				
Location: Size of Tract		8.14 acres	of Aspen Avenu	ue, south of Jasper Street		
Number of Lots:		33				
Present Zoning:		CG to RS-4 (BAZ 1967)				
<b>Comp Plan:</b>		Level 2 (Urban Resider	ntial) (BACP 15	94)		

The conditional final plat for Bentley Square contains 8.14 acres and is located one-quarter mile west of Aspen Avenue, south of Jasper Street. Access to the plat will be off of South Beech Avenue, south of Jasper Street. Applicant proposes to develop 33 single-family detached residential homes on the property.

BACP 154, a request to change the Comprehensive Plan designation on part of the property from Levels 4 to Level 2 was approved by the City Council on July 19, 2016. Approval was subject to the property being platted

and a PUD being submitted that was similar to the draft PUD presented with BACP 154. Due to similarities in the draft PUD and the new RS-4 zoning district approved by the City Council on December 20, 2016, this development will be allowed using the RS-4 standards. On January 12, 2017, the Planning Commission approved the Preliminary Plat for Bentley Square per staff recommendation and subject to the attached checklist.

Water and sanitary sewer service to the addition is available from the City of Broken Arrow. According to FEMA maps, none of the property is located in a 100-year floodplain area.

Attachments:	Checklist Conditional final plat and covenants
Recommendation:	Staff recommends PT16-111, conditional final plat for Bentley Square, be approved subject to the attached checklist.
<b>Reviewed By:</b>	Larry Curtis
Approved By:	Michael Skates

JMW