



# City of Broken Arrow

## Legislation Details (With Text)

<b>File #:</b>	17-2619	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>	Agenda Ready
<b>File created:</b>	8/28/2017	<b>In control:</b>	Planning Commission
<b>On agenda:</b>	9/14/2017	<b>Final action:</b>	
<b>Title:</b>	Approval of PT16-112, Conditional Final Plat, Spring Hill at Forest Ridge, 102 lots, 31.82 acres, 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-CHECKLIST.SPRING HILL @ FOREST RIDGE, 2. 3A- Conditional Final Plat, 3. 3B-DOD		

Date	Ver.	Action By	Action	Result
9/14/2017	1	Planning Commission		

### Broken Arrow Planning Commission 09-14-2017

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of PT16-112, Conditional Final Plat, Spring Hill at Forest Ridge, 102 lots, 31.82 acres, 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  
**Number of Lots:** 102 proposed  
**Present Zoning:** R-1/PUD-66G  
**Comp Plan:** Level 2 (Urban Residential)

The conditional final plat for Spring Hill at Forest Ridge is 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.

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.

The Technical Advisory Committee will review the conditional final plat for Spring Hill at Forest Ridge of Broken Arrow on September 12, 2017.

**Attachments:** Checklist  
Conditional Final Plat and Covenants

**Recommendation:**

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

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael W. Skates

LRC: ALY