



City of Broken Arrow

Legislation Details (With Text)

File #:	17-2911	Name:	
Type:	Public Hearings	Status:	Agenda Ready
File created:	11/15/2017	In control:	Planning Commission
On agenda:	12/7/2017	Final action:	
Title:	Public hearing, consideration, and possible action regarding BAZ-1992 (rezoning), The Estates at Ridgewood, 40 acres, A-1 to RS-3, one-half mile north of Houston Street, one-quarter mile east of Midway Road		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 2-CASE MAP.BAZ-1992, 2. 3-AERIAL.BAZ 1992, 3. 4-PRELIMINARY PLAT FOR THE ESTATES AT RIDGEWOOD, 4. 5-ADJACENT PROJECTS TO THE ESTATES AT RIDGEWOOD		

Date	Ver.	Action By	Action	Result
12/7/2017	1	Planning Commission		

Broken Arrow Planning Commission 12-07-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BAZ-1992 (rezoning), The Estates at Ridgewood, 40 acres, A-1 to RS-3, one-half mile north of Houston Street, one-quarter mile east of Midway Road

Background:

Applicant: Dave Cocolin, Paradigm Realty Advisors, LLC
Owner: Armory, LLC
Developer: Paradigm Realty Advisors, LLC
Engineer: Schemmer & Associates
Location: one-quarter mile north of Houston Street and one-quarter mile east of Midway Road
Size of Tract Approximately 40 acres
Number of Lots: 1
Present Zoning: A-1 (Agriculture)
Proposed Zoning: RS-3 (Single-Family Residential)
Comp Plan: Level 2 (Urban Residential)

BAZ-1992 is a request to change the zoning designation on a 40- acre tract of undeveloped land located one-half mile north of Houston Street and one-quarter mile east of Midway Road from A-1 (Agricultural) to RS-3 (Single-Family Residential). Applicant wants to develop approximately 88 single family detached homes on

the property.

This parcel is currently land-locked and has no access to a public street however, a temporary access road is being proposed through the parcel to the south, which is currently in Wagoner County, to Houston Street to the south. The applicant owns both properties and has submitted an application to the City requesting to annex the 40-acres directly south of this property in to the city limits and develop it as the second phase of this proposed subdivision. In addition, the property to the east is currently under review for the conditional final plat of Kensington Ridge II which provides access to Houston Street through another existing subdivision. With access provided from the south and east, this property meets the City of Broken Arrow Subdivision Regulations and the International Fire Code.

Surrounding land uses and zoning classifications include the following:

North:	R-1/PUD-66	Undeveloped/Single-Family Residential
East:	A-1 to RS-1/PUD-262	Single-Family Residential Plat Under Review
South:	RS 22.5 Wagoner County	Undeveloped
West:	RS 22.5 Wagoner County	Oak Ridge Single-Family Subdivision

This property is in Level 2 of the Comprehensive Plan. RS-2 is considered to be in accordance with the Comprehensive Plan in Level 2. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

Attachments: Case map
Aerial photo
Preliminary Plat for The Estates at Ridgewood
Adjacent Projects to The Estates at Ridgewood

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-1992 be approved, subject to the property being platted and a temporary access road being constructed which connects this property to Houston Street per the Subdivision Regulations and International Fire Code.

Reviewed by: Larry Curtis

Approved by: Michael Skates

ALY