



City of Broken Arrow

Legislation Details (With Text)

File #:	19-954	Name:	
Type:	Consent Item	Status:	Agenda Ready
File created:	7/25/2019	In control:	Planning Commission
On agenda:	8/8/2019	Final action:	
Title:	Approval of PT19-112, Preliminary Plat, Timber Ridge Cottages, 8.05 acres, 1 Lot, A-1 (Agricultural) to RM(Residential Multi-Family) and PUD-276 (Planned Unit Development), one-quarter mile south of Kenosha Street (71st Street), east of 37th Street (209th East Avenue)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 2-SUBDIVISION CHECKLIST, 2. 3-PRELIMINARY PLAT		

Date	Ver.	Action By	Action	Result
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Broken Arrow Planning Commission 08-08-2019

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT19-112, Preliminary Plat, Timber Ridge Cottages, 8.05 acres, 1 Lot, A-1 (Agricultural) to RM(Residential Multi-Family) and PUD-276 (Planned Unit Development), one-quarter mile south of Kenosha Street (71st Street), east of 37th Street (209th East Avenue)

Background:

Applicant: DHTC Development, LLC
Owner: John Munich
Developer: DHTC Development, LLC
Engineer: Crockett Engineering Consultants
Location: One-quarter mile south of Kenosha Street (71st Street), east of 37th Street (209th East Avenue)
Size of Tract: 8.05 acres
Number of Lots: 1
Present Zoning: A-1 to RM and PUD-276
Comp Plan: Level 4 to Level 3 (BACP-161)

PT19-112, the preliminary plat for Timber Ridge Cottages, contains 8.05 acres with one proposed lot. This property, which is located one-quarter mile south of Kenosha Street (71st Street) and east of 37th Street (209th East Avenue), is presently zoned A-1 to RM/PUD-276. The RM zoning and PUD on the property was

approved by the City Council on May 1, 2018 subject to the property being replatted.

BACP-161, a request to change the comprehensive plan designation on this property from Level 4 to Level 3, was conditionally approved by the City Council on April 17, 2018.

The applicant, through PUD-276, proposes senior multi-family housing with a mix of duplex (6 units), 4 Plex (40 units), and apartment style dwellings (28 units) for a total of 74 units. Access to the proposed development is through two entrances off 209th East Avenue. A stub street has been provided to the property to the south for shared access. A future access is proposed to the east for when a frontage road is built along the Creek Turnpike. Eighty feet of right-of-way for a future frontage road is proposed to be dedicated along the east boundary with the plat of this property.

Attachments: Checklist
Preliminary Plat

Recommendation:

Staff recommends PT19-112, preliminary plat for Timber Ridge Cottages, be approved, subject to the attached checklist.

Reviewed and Approved By: Larry R. Curtis

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