



City of Broken Arrow

Legislation Details (With Text)

File #: 20-510 **Name:**

Type: Consent Item **Status:** Agenda Ready

File created: 5/11/2020 **In control:** Planning Commission

On agenda: 5/14/2020 **Final action:**

Title: Consideration and possible action regarding PT16-107, Conditional Final Plat, Aspen Meadows a re-plat of Reserve I and a part of Lot 1, Block 4 Aspen Park Village, 18.72 acres, R-3, CH, and PUD 118A to RM/PUD-118E, one-quarter mile north of Kenosha Street (71st Street), one-quarter mile east of Aspen Avenue (145th East Avenue)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2- PT16 107.CHECKLIST, 2. CONDITIONAL FINAL PLAT

Date	Ver.	Action By	Action	Result
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Broken Arrow Planning Commission 05-14-2020

To: Chairman and Commission Members
From: Development Services Department
Title: Consideration and possible action regarding PT16-107, Conditional Final Plat, Aspen Meadows a re-plat of Reserve I and a part of Lot 1, Block 4 Aspen Park Village, 18.72 acres, R-3, CH, and PUD 118A to RM/PUD-118E, one-quarter mile north of Kenosha Street (71st Street), one-quarter mile east of Aspen Avenue (145th East Avenue)

Background:

Applicant: Tuttle & Associates, Inc.
Owner: Aspen Meadows LLC
Developer: Aspen Meadows LLC
Engineer: Tuttle & Associates, Inc.
Location: One-quarter mile north of Kenosha Street (71st Street), one-quarter mile east of Aspen Avenue (145th East Avenue)
Size of Tract 18.72
Number of Lots: 1
Present Zoning: R-3, CH, and PUD-118A to RM/PUD-118E
Comp Plan: Levels 2 and 6 to Level 3 via BACP 151

The conditional final plat for Aspen Meadows contains 18.72 acres and is a re-plat of Reserve I and a part of Lot 1, Block 4 of the Aspen Park Village plat. This property is located one-quarter mile north of Kenosha Street

and one-quarter mile east of Aspen Avenue. The preliminary plat for Aspen Meadows was approved by the Planning Commission on October 27, 2016.

On July 19, 2016, the City Council approved PUD-118E along with BAZ 1958, a request to change the underlying zoning from R-3 and CH to RM. PUD-118E and BAZ-1958 were approved subject to the property being platted. BACP-151, a request to change the comprehensive plan designation on the property from Levels 2 and 6 to Level 3, was approved by the City Council on May 3, 2016, subject to the property being platted. PUD-118E was set to expire on July 19, 2018 however the property owner requested two extensions, as allowed per Section 6.4.D.11 of the Zoning Ordinance. If a plat is not recorded by July 19, 2020, PUD-118E will expire.

Water and sanitary sewer service to this property will be provided by the City of Broken Arrow. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT16-107, conditional final plat for Aspen Meadows, be approved, subject to the attached checklist.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

ALY