



City of Broken Arrow

Request for Action

File #: 16-853, Version: 1

**Broken Arrow Planning Commission
07-28-2016**

To: Chairman and Commission Members
From: Development Services Department
Title: Consideration and possible action regarding PT15-120, Revised Conditional Final Plat, Aspen Ridge, 54 lots, 26.29 acres, A-1 to PUD 244A/RS-3, one-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue

Background:

Applicant: Justin Morgan, Tanner Consulting, LLC
Owner: Aspen Crossing, LLC
Developer: Aspen Crossing, LLC
Engineer: Tanner Consulting, LLC
Location: One-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue
Size of Tract: 26.29 acres
Number of Lots: 54
Present Zoning: A-1
Proposed Zoning: PUD 244/RS-3
Comp Plan: Level 2 and Greenway/Floodplain

The revised conditional final plat of Aspen Ridge contains 26.29 acres located one-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue. The property, which is undeveloped, was initially proposed to be a private street, gated addition with 54 lots. The developer, however, has decided to remove the gates and make all of the streets public. BAZ 1949, a request to rezone this property from A-1 to RS-3, along with PUD 244 were approved by the City Council on January 5, 2016, subject to the property being platted. PUD 244A, a minor amendment to PUD 244 acknowledging that the streets will be public instead of private, is on this same agenda.

The subdivision will initially have only one point of access to Aspen Avenue. Although the Zoning Ordinance requires subdivisions with more than 20 lots to have two points of access, this property only has 661.81 feet of frontage onto Aspen Avenue. A stub street has been provided to undeveloped property both to the north and to the south. So when the adjacent property is developed, there will be connections to Aspen Avenue from these developments.

Water and sanitary sewer to the addition will be provided by the City of Broken Arrow. The west side of the property contains the 100-year floodplain of Aspen Creek. All of the floodplain is located with Reserve A.

Attachments: Checklist
Conditional final plat and covenants

Recommendation: Staff recommends PT15-120, revised conditional final plat for Aspen Ridge, be approved subject to the attached checklist.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM