



City of Broken Arrow

Request for Action

File #: 16-996, Version: 1

**Broken Arrow City Council
Meeting of: 08-16-2016**

To: Mayor and City Council Members
From: Development Services Department
Title: Approval of 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:

PT15-120 is the revised Conditional Final Plat of Aspen Ridge. These 26.29 acres of undeveloped property, located one-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue. This subdivision was initially proposed to be 54 lots, gated, with private streets; however, the developer has decided to remove the gates and make all of the streets public.

BAZ-1949, rezoning request to change 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, was approved by the Planning Commission on July 28, 2016.

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

This Conditional Final Plat was reviewed by the Technical Advisory Committee on July 26, 2016 and recommended for approval. The Planning Commission, in their meeting of July 28, 2016, reviewed and recommended approval (4-0 vote) of PT15-120, revised Conditional Final Plat of Aspen Ridge, subject to the checklist, as recommended by TAC and Staff. There were no protestants.

Cost: \$0

Prepared By: Farhad K. Daroga, Plan Development Manager

**Reviewed By: Development Services Department
Assistant City Manager - Operations
Legal Department**

Approved By: Michael L. Spurgeon, City Manager

Attachments: **Planning Commission Fact Sheet**
 Checklist
 Conditional Final Plat and Covenants

Recommendation:

Approve PT15-120, Revised Conditional Final Plat of Aspen Ridge