



City of Broken Arrow

Request for Action

File #: 16-1019, **Version:** 1

Broken Arrow Planning Commission
08-25-2016

To: Chairman and Commission Members
From: Development Services Department
Title: Consideration, and possible action regarding PT16-105, Preliminary Plat, Spring Hill at Forest Ridge, 31.82 acres, R-1/PUD-66 to R-1/PUD-66F, south of Kenosha Street, one half mile west of Oak Grove Road

Background:

Applicant: Tim Terral, TEP
Owner: The Robson Companies
Developer: The Robson Companies
Engineer: Tulsa Engineering & Planning Associates, Inc.
Location: South of Kenosha Street, one half mile west of Oak Grove Road
Size of Tract 31.82 acres (2.77 acres for Wellstone Park)
Number of Lots: 82
Present Zoning: R-1/PUD 66
Comp Plan: Level 2

The preliminary plat for Spring Hill at Forest Ridge contains 31.82 acres, located south of Kenosha Street, one half mile west of Oak Grove Road. The proposed development includes 82 single-family lots on 31.82 acres, on all public streets. Between this proposed subdivision, Spring Hill at Forest Ridge, and the subdivision to the west, Wellstone II, there will be a 2.77-acre park for the common use of these neighborhoods. This park, which will be maintained by the Forest Ridge Homeowner's Association, will not be platted.

In conjunction with PT16-105, PUD 66F, an application for a minor amendment to PUD 66, has also been submitted to amend rear yard setbacks and side yard requirements for corner lots.

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. The south and west boundaries of the property abut the Forest Ridge Golf Course.

Attachments: Checklist
Preliminary Plat and Covenants
Conceptual Utility plan

Recommendation:

Staff recommends PT16-105, preliminary plat for Spring Hill at Forest Ridge, be approved, subject to the attached checklist.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD:ALY