



City of Broken Arrow

Request for Action

File #: 16-1417, **Version:** 1

Broken Arrow Planning Commission
01-12-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Consideration, and possible action regarding PT16-111, Preliminary Plat, Bentley Square, 8.14 acres, 33 lots, CG to RS-4, one-quarter mile west of Aspen Avenue, south of Jasper Street

Background:

Applicant: Erik Enyart, Tanner Consulting, LLC
Owner: HHBG, LLC
Developer: HHGB, LLC
Engineer: Tanner Consulting LLC
Location: One-quarter mile west of Aspen Avenue, south of Jasper Street
Size of Tract 8.14
Number of Lots: 33
Present Zoning: CG to RS-4 (BAZ 1967)
Comp Plan: Level 2 (Urban Residential) (BACP 154)

PT16-111, the preliminary plat for Bentley Square, is located one-quarter mile west of Aspen Avenue, south of Jasper Street. The proposed development includes 33 single-family lots on 8.14 acres.

In conjunction with PT16-111, BAZ 1967, a request to rezone this property from CG to RS-4 is being brought to the Planning Commission.

BACP 154, a request to change the comprehensive plan designation on the property from Level 4 to Level 2 was approved by the City Council on July 19, 2016. Approval was subject to the property being platted and a PUD being submitted that was similar to the draft PUD presented with BACP 154. Due to the similarities in the draft PUD and the new RS-4 zoning district, approved by City Council December 20, 2016, this development will be allowed using the RS-4 standards.

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

Attachments: Checklist
Preliminary Plat and Covenants
Conceptual Utility Plan

Recommendation:

Staff recommends PT16-111, preliminary plat for Bentley Square, be approved, subject to the attached checklist.

Reviewed and Approved By: Michael W. Skates

MWS:ALY