



City of Broken Arrow

Request for Action

File #: 17-1611, **Version:** 1

Broken Arrow Planning Commission
01-12-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Consideration and possible action regarding PT16-114, Preliminary Plat, Whiskey Ridge, 442 lots, 142.16 acres, A-1 to PUD 256/RS-3, southeast corner of 23rd Street and Rockford Street

Background:

Applicant: Alan Betchan, AAB Engineering, LLC
Owner: Wellington Investments
Developer: Wellington Investments
Engineer: AAB Engineering, LLC
Location: Southeast corner of 23rd Street and Rockford Street
Size of Tract 142.16 acres
Number of Lots: 442
Present Zoning: A-1
Proposed Zoning: PUD 256/RS-3
Comp Plan: Level 2 and Greenway/Floodplain

The preliminary plat of Whiskey Ridge contains 142.16 acres located on the southeast corner of 23rd Street and Rockford Street. The property, which is undeveloped, is proposed to contain 442 lots. BAZ 1969, a request to rezone this property from A-1 to RS-3, along with PUD 256, have been submitted in conjunction with this preliminary plat.

The City of Broken is not involved in providing water and sanitary sewer service to this property. Water to the addition will be provided by Rural Water District 4, while sanitary sewer service to the addition will be provided by Green Country. The treatment facility for Green Country is located adjacent to the southeast corner of Whiskey Ridge. The streets in the addition will be public streets that will be maintained by the City of Broken Arrow.

The west side of the property contains the 100-year floodplain of Spunky Creek. Most of the 100-year floodplain is located in Reserves C and D. The 100-year floodplain is shown to cross four pie shaped lots. Staff has recommended that the lot boundaries of these four lots be adjusted slightly so that they are located outside the 100-year floodplain.

Attachments: Checklist
Preliminary plat and covenants

Conceptual utility layout

Recommendation: Staff recommends PT16-114, preliminary plat for Whiskey Ridge, be approved subject to the attached checklist.

Reviewed and approved by: Michael Skates

MWS: BDM