



City of Broken Arrow

Request for Action

File #: 17-2347, **Version:** 1

Broken Arrow Planning Commission
07-13-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT17-108, Preliminary Plat, Kensington Ridge II, 39.85 acres, 45 Lots, A-1 to RS-1/PUD-262, one-quarter mile north of Houston Street, one-quarter mile west of Oak Grove Road

Background:

Applicant: Erik Enyart, Tanner Consulting, LLC
Owner: Green Property Management, INC
Developer: Green Property Management, INC
Engineer: Tanner Consulting, LLC
Location: One-quarter mile north of Houston Street, one-quarter mile west of Oak Grove Road
Size of Tract 39.85 acres
Number of Lots: 1 (45 proposed)
Present Zoning: A-1 to RS-1/PUD-262
Comp Plan: Level 1

PT17-108, the preliminary plat for Kensington Ridge II, contains 39.85 acres and is proposed to be divided into 45 lots. This property is located one-quarter mile north of Houston Street and one-quarter mile west of Oak Grove Road.

A rezoning request, BAZ-1979, to change the zoning on this property from A-1 to RS-1 was submitted and approved by City Council on June 5, 2017, along with PUD-262. BAZ-1979 and PUD-262 were approved subject to the property being platted in accordance with the City of Broken Arrow Subdivision Regulations.

Access to Kensington Ridge II is through two stub streets in Kensington Ridge which will be extended by this development. Additional stub streets will be platted to the west and east for improved connectivity to future development. Per Section D107.1 of the International Fire Code (IFC), "Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3". PT17-108 has been submitted showing only one entrance on to Houston Street through the existing Kensington Ridge subdivision. The secondary access point required by the IFC will need to be addresses through the platting process. The applicant is working to obtain a portion of the property to the east which would connect Houston Street to the existing Kensington Ridge subdivision to the south.

Water to this development will be provided by Wagoner County Rural Water District 4. Public sanitary sewer service is not available. As with Kensington Ridge to the south, sewer will be served by individual, on-site aerobic systems approved by the Oklahoma Department of Environmental Quality. There is no existing sewer connection within 300-feet of this property. According to the FEMA maps, none of this property is located in a 100-year floodplain.

Attachments: Checklist
 Preliminary Plat and Covenants
 Conceptual Utilities

Recommendation:

Staff recommends PT17-108, preliminary plat for Kensington Ridge II, be approved, subject to the attached checklist.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael Skates**

LRC: ALY