



City of Broken Arrow

Request for Action

File #: 17-2555, **Version:** 1

Broken Arrow Planning Commission
08-24-2017

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

Background:

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

The conditional final plat for Bentley Square contains 8.14 acres and is located one-quarter mile west of Aspen Avenue, south of Jasper Street. Access to the plat will be off of South Beech Avenue, south of Jasper Street. Applicant proposes to develop 33 single-family detached residential homes on the property.

BACP 154, a request to change the Comprehensive Plan designation on part of the property from Levels 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 similarities in the draft PUD and the new RS-4 zoning district approved by the City Council on December 20, 2016, this development will be allowed using the RS-4 standards. On January 12, 2017, the Planning Commission approved the Preliminary Plat for Bentley Square per staff recommendation and subject to the attached checklist.

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

Attachments: Checklist
Conditional final plat and covenants

Recommendation: Staff recommends PT16-111, conditional final plat for Bentley Square, be approved subject to the attached checklist.

Reviewed By: Larry Curtis

Approved By: Michael Skates

JMW