



# City of Broken Arrow

## Request for Action

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**File #:** 17-2911, **Version:** 1

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**Broken Arrow Planning Commission**  
**12-07-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding BAZ-1992 (rezoning), The Estates at Ridgewood, 40 acres, A-1 to RS-3, one-half mile north of Houston Street, one-quarter mile east of Midway Road

**Background:**

**Applicant:** Dave Cocolin, Paradigm Realty Advisors, LLC  
**Owner:** Armory, LLC  
**Developer:** Paradigm Realty Advisors, LLC  
**Engineer:** Schemmer & Associates  
**Location:** one-quarter mile north of Houston Street and one-quarter mile east of Midway Road  
**Size of Tract** Approximately 40 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1 (Agriculture)  
**Proposed Zoning:** RS-3 (Single-Family Residential)  
**Comp Plan:** Level 2 ( Urban Residential)

BAZ-1992 is a request to change the zoning designation on a 40- acre tract of undeveloped land located one-half mile north of Houston Street and one-quarter mile east of Midway Road from A-1 (Agricultural) to RS-3 (Single-Family Residential). Applicant wants to develop approximately 88 single family detached homes on the property.

This parcel is currently land-locked and has no access to a public street however, a temporary access road is being proposed through the parcel to the south, which is currently in Wagoner County, to Houston Street to the south. The applicant owns both properties and has submitted an application to the City requesting to annex the 40-acres directly south of this property in to the city limits and develop it as the second phase of this proposed subdivision. In addition, the property to the east is currently under review for the conditional final plat of Kensington Ridge II which provides access to Houston Street though another existing subdivision. With access provided from the south and east, this property meets the City of Broken Arrow Subdivision Regulations and the International Fire Code.

Surrounding land uses and zoning classifications include the following:

North:	R-1/PUD-66	Undeveloped/Single-Family Residential
East:	A-1 to RS-1/PUD-262	Single-Family Residential Plat Under Review
South:	RS 22.5 Wagoner County	Undeveloped
West:	RS 22.5 Wagoner County	Oak Ridge Single-Family Subdivision

This property is in Level 2 of the Comprehensive Plan. RS-2 is considered to be in accordance with the Comprehensive Plan in Level 2. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

**Attachments:** Case map  
Aerial photo  
Preliminary Plat for The Estates at Ridgewood  
Adjacent Projects to The Estates at Ridgewood

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-1992 be approved, subject to the property being platted and a temporary access road being constructed which connects this property to Houston Street per the Subdivision Regulations and International Fire Code.

**Reviewed by: Larry Curtis**

**Approved by: Michael Skates**

**ALY**