



City of Broken Arrow

Request for Action

File #: 18-81, Version: 1

**Broken Arrow City Council
Meeting of: 01-02-2018**

To: Mayor and City Council Members
From: Development Services Department
Title:

Approval of 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:

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.

The Planning Commission, in their meeting of December 7, 2017, recommended approval (5-0 vote) of this request, as recommended by Staff, 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. No one spoke against this item.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner

**Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department**

Approved By: Michael L. Spurgeon, City Manager

**Attachments: Fact Sheet, Planning Commission
Case Map**

**Aerial
Preliminary Plat for The Estates at Ridgewood
Adjacent Projects to The Estates at Ridgewood**

Recommendation:

Approve BAZ-1992, a request to rezone 40 acres from A-1 to RS-3, as recommended by Planning Commission and Staff.

ALY