



City of Broken Arrow

Request for Action

File #: 18-127, Version: 1

**Broken Arrow Planning Commission
01-11-2018**

To: Chairman and Commission Members
From: Development Services Department

Title: Consideration and possible action regarding PT16-114A,
Conditional Final Plat, Whiskey Ridge, 239 lots, 85.93 acres, A-1 to
PUD 256/RS-3, southeast corner of 23rd Street and Rockford Street

Background:

Applicant: AAB Engineering, LLC
Owner: Wellington Investments, Inc.
Developer: Wellington Investments, Inc.
Engineer: AAB Engineering, LLC
Location: Southeast corner of 23rd Street and Rockford Street
Size of Tract 85.93 acres
Number of Lots: 239 lots, 5 reserve areas
Present Zoning: A-1
Proposed Zoning: PUD 256/RS-3
Comp Plan: Level 2 and Greenway/Floodplain

The conditional final plat of Whiskey Ridge contains 85.93 acres located on the southeast corner of 23rd Street and Rockford Street. The City Council conditionally approved BAZ-1969 to rezone the property from A-1 to RS-3, along with PUD-256, on February 7, 2017, subject to the property being platted. The portion of the property that is located inside the 100-year floodplain is designated as FD. The preliminary plat was approved by the Planning Commission on January 12, 2017 for 442 lots on 142.16 acres, subject to an attached checklist. The applicant has elected to phase development of the Whiskey Ridge subdivision; thus, this request for a conditional final plat is for the northern portion of the overall project area.

Water to this addition will be provided by Wagoner County Rural Water District 4, and sanitary sewer service will be provided by Green Country, 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 E which are proposed as overland drainage areas. Reserves A, B and D are proposed to include on-site detention facilities.

The property will have one point of access to 23rd Street, one point of access to Rockford Street, and will eventually have an additional access point through the Steeple Chase addition to the south when the second phase is built. The access points meet the requirements of PUD 256. Stormwater detention will be provided on

-site.

The Technical Advisory Committee will review the conditional final plat for Whiskey Ridge on January 9, 2018.

Attachments: Checklist
Conditional final plat

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

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

LRC: JMW