



City of Broken Arrow

Request for Action

File #: 19-99, Version: 1

**Broken Arrow City Council
Meeting of: 01-02-2019**

Title:

Approval of PT17-105, Conditional Final Plat, Aspen Crossing Patio Homes, 82 lots, 15.29 acres, A-1, R-2 and A-R-2 to RS-3, RD, and PUD -260, north and east of the northeast corner of Jasper Street and Aspen Avenue

Background:

The conditional final plat of Aspen Crossing Patio Homes contains 15.29 acres located north and east of the northeast corner of Jasper Street and Aspen Avenue. The preliminary plat for Aspen Crossing, approved by the Planning Commission on July 13, 2017, included a 44.52-acre tract with 167 lots. The owner has since decided to develop the site in three phases.

Aspen Crossing Patio Homes is proposed to contain 82 lots consisting of single-family detached and attached units and accessory uses. The plat includes five reserve areas including those for the private streets, utility easement, stormwater easement, detention easements, open space, signage and landscaping. This portion of the site is proposed to be gated with private streets. In accordance with PUD 260, both single-family detached and single-family attached units can be constructed in this area. In accordance with PUD 260, sidewalks are not required in the patio homes section of Aspen Crossing. However, a pedestrian path providing access to the Reserve Areas will be constructed along the northerly border. Part of the property associated with Aspen Crossing has been platted as Lot 1, Block 8, Southtowne Estates but a decree to vacate that portion of the plat was filed in Tulsa County on August 25, 2017.

The east part of the overall Aspen Crossing development is located in the 100-year floodplain of an unnamed stream. This area is to the north of the patio home plat. All of the property located in the 100-year floodplain has been placed in reserve areas and is zoned FD (Floodplain District). Access to the site will be along Jasper Street and through other phases of Aspen Crossing to Aspen Avenue.

This conditional final plat was recommended for approval by TAC on December 4, 2018 and was recommended for approval by Planning Commission in their meeting of December 6, 2018 (4-0 vote). No one spoke in favor or opposition of this item.

Cost: \$0

Funding Source: None

Requested By: Michael Skates, Development Services Director

Approved By: Michael L. Spurgeon, City Manager

Attachments: Published Planning Commission Factsheet
Checklist
Conditional Final Plat
Deed of Dedication and Restrictive Covenants
Pedestrian Path and Walkway Exhibit

Recommendation:

Approve PT17-105, Conditional Final Plat for Aspen Crossing Patio Homes, subject to the attached checklist, as recommended by the Planning Commission, Technical Advisory Committee, and Staff.