



City of Broken Arrow

Request for Action

File #: 19-191, **Version:** 1

Broken Arrow City Council
Meeting of: 02-19-2019

Title:

Approval of PT18-101, Conditional Final Plat, The Woods of Jasper Estates, 27.97 acres, 28 Lots, A-1 to PUD-265 and RS-2, north and west of the northwest corner of Jasper Street (131st Street) and 23rd Street (County Line Road)

Background:

PT18-101, the conditional final plat for The Woods of Jasper Estates, contains 27.97 acres and is proposed to be divided into 28 lots. This property is located north and west of the northwest corner of Jasper Street and 23rd Street. The preliminary plat for The Woods at Jasper Estates was approved by the Planning Commission on February 8, 2018.

This property was annexed into the City of Broken Arrow December 20, 2016 by Ordinance No. 3460. Due to an error in the approved Ordinance, Ordinance No. 3460-Corrected was approved by City Council on March 21, 2017. The property was zoned RS-2/PUD-265 on October 3, 2017, when the City Council approved BAZ-1985 and PUD-265. BAZ-1985 and PUD-265 were approved subject to the property being platted.

The Woods of Jasper Estates is proposed to be a gated community with private streets. Access to Woods of Jasper Estates is through two entrances, one onto Jasper Street and one onto 23rd Street. The entrances will be designed in accordance with the Broken Arrow Subdivision Regulations with two outbound lanes and one inbound lane outside of the proposed gates.

Water to this development will be provided by the City of Broken Arrow via an onsite distributions system designed to City of Broken Arrow standards and installed by the developer. Sewer will be served by individual, on-site aerobic systems approved by the Oklahoma Department of Environmental Quality. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

This conditional final plat was recommended for approval by TAC on January 22, 2019 and was recommended for approval by Planning Commission in their meeting of January 24, 2019 (3-0 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 PT18-101, Conditional Final Plat for The Woods of Jasper Estates, subject to the attached checklist, as recommended by the Planning Commission, Technical Advisory Committee, and Staff.