



City of Broken Arrow

Request for Action

File #: 19-482, Version: 1

**Broken Arrow City Council
Meeting of: 05-07-2019**

Title:

Approval of PT17-112, Conditional Final Plat, The Estates at Ridgewood, 41.18 acres, 86 Lots, A-1 to RS-3, one-quarter mile north of Houston Street (81st Street), one-quarter mile east of Midway Road (257th East Avenue)

Background:

PT17-112, the conditional final plat for The Estates at Ridgewood, contains 41.18 acres and is proposed to be divided into 86 lots. This property is located one-quarter mile north of Houston Street and one-quarter mile east of midway Road.

The preliminary plat for this property was approved by the Planning Commission on December 7, 2017. A rezoning request, BAZ-1992, to change the zoning on this property from A-1 to RS-3 was approved by the City Council on January 22, 2018.

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 to Houston Street. The City Council approved a request to annex the 40-acres directly south of this property in to the city limits February 20, 2018 with Ordinance No. 3514, The applicant plans to develop the annexed property as the second phase of this proposed subdivision. In addition, the property to the east is currently under review for the 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.

This conditional final plat was recommended for approval by TAC on April 10, 2019 and was recommended for approval by Planning Commission in their meeting of April 11, 2019 (4-0 vote). No one spoke in favor or opposition of this item.

Cost: \$0

Funding Source: None

Requested By: Larry Curtis, Acting Development Services Director

Approved By: City Manager Office

Attachments: Published Planning Commission Factsheet

Checklist
Conditional Final Plat and Covenants

Recommendation:

Approve PT17-112, Conditional Final Plat for The Estates at Ridgewood, subject to the attached checklist, as recommended by the Planning Commission, Technical Advisory Committee, and Staff.