



# City of Broken Arrow

## Request for Action

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**File #:** 19-954, **Version:** 1

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**Broken Arrow Planning Commission**  
**08-08-2019**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:**

**Approval of PT19-112, Preliminary Plat, Timber Ridge Cottages, 8.05 acres, 1 Lot, A-1 (Agricultural) to RM(Residential Multi-Family) and PUD-276 (Planned Unit Development), one-quarter mile south of Kenosha Street (71<sup>st</sup> Street), east of 37<sup>th</sup> Street (209<sup>th</sup> East Avenue)**

**Background:**

**Applicant:** DHTC Development, LLC  
**Owner:** John Munich  
**Developer:** DHTC Development, LLC  
**Engineer:** Crockett Engineering Consultants  
**Location:** One-quarter mile south of Kenosha Street (71<sup>st</sup> Street), east of 37<sup>th</sup> Street (209<sup>th</sup> East Avenue)  
**Size of Tract** 8.05 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1 to RM and PUD-276  
**Comp Plan:** Level 4 to Level 3 (BACP-161)

PT19-112, the preliminary plat for Timber Ridge Cottages, contains 8.05 acres with one proposed lot. This property, which is located one-quarter mile south of Kenosha Street (71<sup>st</sup> Street) and east of 37<sup>th</sup> Street (209<sup>th</sup> East Avenue), is presently zoned A-1 to RM/PUD-276. The RM zoning and PUD on the property was approved by the City Council on May 1, 2018 subject to the property being replatted.

BACP-161, a request to change the comprehensive plan designation on this property from Level 4 to Level 3, was conditionally approved by the City Council on April 17, 2018.

The applicant, through PUD-276, proposes senior multi-family housing with a mix of duplex (6 units), 4 Plex (40 units), and apartment style dwellings (28 units) for a total of 74 units. Access to the proposed development is through two entrances off 209<sup>th</sup> East Avenue. A stub street has been provided to the property to the south for shared access. A future access is proposed to the east for when a frontage road is built along the Creek Turnpike. Eighty feet of right-of-way for a future frontage road is proposed to be dedicated along the east boundary with the plat of this property.

**Attachments:**        Checklist  
                             Preliminary Plat

**Recommendation:**

Staff recommends PT19-112, preliminary plat for Timber Ridge Cottages, be approved, subject to the attached checklist.

**Reviewed and Approved By:**        **Larry R. Curtis**

ALY