



# City of Broken Arrow

## Request for Action

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**File #:** 19-1073, **Version:** 1

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**Broken Arrow Planning Commission**  
**09-12-2019**

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

**Title:** Approval of PT19-112, Conditional Final 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 conditional final 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. The preliminary plat for this development was approved by the Planning Commission in their meeting of August 8, 2019.

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, conditional final plat for Timber Ridge Cottages, be approved, subject to the attached checklist.

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

ALY