



# City of Broken Arrow

## Request for Action

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**File #: 20-510, Version: 1**

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**Broken Arrow Planning Commission  
05-14-2020**

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

**Consideration and possible action regarding PT16-107, Conditional Final Plat, Aspen Meadows a re-plat of Reserve I and a part of Lot 1, Block 4 Aspen Park Village, 18.72 acres, R-3, CH, and PUD 118A to RM/PUD-118E, one-quarter mile north of Kenosha Street (71<sup>st</sup> Street), one-quarter mile east of Aspen Avenue (145<sup>th</sup> East Avenue)**

**Background:**

**Applicant:** Tuttle & Associates, Inc.

**Owner:** Aspen Meadows LLC

**Developer:** Aspen Meadows LLC

**Engineer:** Tuttle & Associates, Inc.

**Location:** One-quarter mile north of Kenosha Street (71st Street), one-quarter mile east of Aspen Avenue (145th East Avenue)

**Size of Tract** 18.72

**Number of Lots:** 1

**Present Zoning:** R-3, CH, and PUD-118A to RM/PUD-118E

**Comp Plan:** Levels 2 and 6 to Level 3 via BACP 151

The conditional final plat for Aspen Meadows contains 18.72 acres and is a re-plat of Reserve I and a part of Lot 1, Block 4 of the Aspen Park Village plat. This property is located one-quarter mile north of Kenosha Street and one-quarter mile east of Aspen Avenue. The preliminary plat for Aspen Meadows was approved by the Planning Commission on October 27, 2016.

On July 19, 2016, the City Council approved PUD-118E along with BAZ 1958, a request to change the underlying zoning from R-3 and CH to RM. PUD-118E and BAZ-1958 were approved subject to the property being platted. BACP-151, a request to change the comprehensive plan designation on the property from Levels 2 and 6 to Level 3, was approved by the City Council on May 3, 2016, subject to the property being platted. PUD-118E was set to expire on July 19, 2018 however the property owner requested two extensions, as allowed per Section 6.4.D.11 of the Zoning Ordinance. If a plat is not recorded by July 19, 2020, PUD-118E will expire.

Water and sanitary sewer service to this property will be provided by the City of Broken Arrow. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

**Attachments:** Checklist  
Conditional Final Plat and Covenants

**Recommendation:**

Staff recommends PT16-107, conditional final plat for Aspen Meadows, be approved, subject to the attached checklist.

**Reviewed by:** Jill Ferenc

**Approved by:** Larry R. Curtis

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