



# City of Broken Arrow

## Fact Sheet

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**File #: 18-423, Version: 1**

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**Broken Arrow Planning Commission  
04-12-2018**

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

**Approval of PT18-104, Preliminary/Conditional Final Plat, Doc's Container Storage, a replat of Lot 1, Block 2, Couch Addition, 0.43 acres, 1 Lot, A-1 to PUD-274/IL, one-half mile north of Houston Street, one-quarter mile east of 23<sup>rd</sup> Street, on Old Highway 51**

**Background:**

**Applicant:** Robert D. Sanders, Sanders Engineering, Inc.  
**Owner:** William D. Pruitt, Jr.  
**Developer:** William D. Pruitt, Jr.  
**Engineer:** Sanders Engineering, Inc.  
**Location:** One-half mile north of Houston Street, one-quarter mile east of 23rd Street, on Old Highway 51  
**Size of Tract:** 0.43 acres  
**Number of Lots:** 1 lot  
**Present Zoning:** A-1 to PUD-274/IL  
**Comp Plan:** Level 6

PT18-104, the preliminary/conditional final plat for Doc's Container Storage, contains 0.43 acres on one lot. On March 6, 2018, the City Council approved PUD-274 and BAZ-1996 on this property, which is located one-half mile north of Houston Street, one-quarter mile east of 23<sup>rd</sup> Street on Old Highway 51. PUD-274 and BAZ-1996 were approved subject to the property being platted. Since there is no engineering associated with this project, applicant has submitted a preliminary/conditional plat.

The property was previously platted in 1953 as Lot 1, Block 2, Couch Addition. This plat was recorded in Wagoner County prior to being in the City Limits of Broken Arrow. The property was annexed into the City Limits of Broken Arrow on October 6, 1986, with Ordinance 1427. Therefore, the property has not been developed to City of Broken Arrow standards.

Storage containers, which are being used for mini-storage, were placed on the site in 2014 without any knowledge or approval by the City of Broken Arrow. A site plan was never submitted to or approved by the City of Broken Arrow. The current use of the property was discovered by City Staff when an inquiry was made by someone else who wanted to develop something similar. Upon discovering the existing use, the property owner was contacted by Code Enforcement on August 29, 2017, notifying them that they needed to come into

compliance with the Zoning Ordinance. Staff met with the applicant on September 19, 2017, and advised what needed to be submitted.

According to FEMA maps, none of the property is located in a 100-year floodplain area. A large drainage facility is located adjacent to the southwest corner of the property. A fire hydrant, which is served by a two-inch water line, is located next to the northwest corner of the property. No sanitary sewer service is proposed or is needed with the current use.

**Attachments:** Checklist  
Preliminary/Conditional Final Plat

**Recommendation:**

Staff recommends PT18-104, preliminary/conditional final plat for Doc's Container Storage, be approved, subject to the attached checklist.

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael Skates

BDM