



# City of Broken Arrow

## Fact Sheet

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**File #: 16-414, Version: 1**

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**Broken Arrow Planning Commission  
04-28-2016**

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

**Consideration and possible action regarding PT16-101, Conditional Final Plat, BAPS ES #15 & MS #6, 1 lot, 41.70 acres, A-1 to A-1/SP 275, one-quarter mile north of Kenosha Street, west of 209<sup>th</sup> E. Avenue**

**Background:**

**Applicant:** Jim Beach, Wallace Engineering  
**Owner:** Betty Ann Mockley 1992 Rev Trust  
**Developer:** Broken Arrow Public Schools  
**Engineer:** Wallace Engineering  
**Location:** One-quarter mile north of Kenosha Street, west of 209<sup>th</sup> E. Avenue  
**Size of Tract** 41.70 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1  
**Proposed Zoning:** A-1/SP 275  
**Comp Plan:** Public/Semi-Public (BACP 150)

The conditional final plat of BAPS ES #15 & MS #6 contains 41.70 acres located one-quarter mile north of Kenosha Street, west of 209<sup>th</sup> E. Avenue. Broken Arrow Public Schools is proposing to construct a new elementary school on the property along with a future middle school. SP 275, a request for a Specific Use Permit for a new school campus for an elementary school, future middle school, and other school related functions and land uses, was approved by the City Council on February 16, 2016, subject to the property being platted. The Planning Commission approved the preliminary plat on February 11, 2016, subject to an attached checklist.

Vehicular access to the property will be from both Kenosha Street and 209<sup>th</sup> E. Avenue. While the school campus will be located one-quarter mile north of Kenosha Street, the School District is obtaining a 60-foot wide strip that will connect to Kenosha Street.

Water to the addition will be provided by Rural Water District #4, while sanitary sewer service will be provided by the City of Broken Arrow. None of the property, according to the FEMA maps, is located within a 100-year floodplain area. According to the applicant, however, there is a federally recognized “blue line” stream that crosses the property. Stormwater runoff will be required to be detained on-site.

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**Attachments:** Checklist  
Conditional final plat and covenants

**Recommendation:** Staff recommends PT16-111, conditional final plat for BAPS ES #15 & MS #6, be approved subject to the attached checklist.

**Reviewed By:** **Farhad Daroga**

**Approved By:** **Michael W. Skates**

FKD: BDM