



# City of Broken Arrow

## Request for Action

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**File #: 24-575, Version: 1**

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**Broken Arrow Planning Commission  
05-09-2024**

**To: Chair and Commission Members**  
**From: Community Development Department**  
**Title:**

**Approval of PT-001451-2024 | PR-000210-2023, Conditional Final Plat, Peyday BA Industrial Park, 20 acres, 1 Lot, IL (Industrial Light), located one-quarter mile west of Evans Road (225<sup>th</sup> East Avenue) one-quarter mile north of New Orleans Street (101<sup>st</sup> Street)**

**Background:**

**Applicant:** Route 66 Engineering, LLC  
**Owner:** Peyday Reality, LLC  
**Developer:** Peyday Reality, LLC  
**Engineer:** Route 66 Engineering, LLC  
**Location:** One-quarter mile west of Evans Road (225th East Avenue) one-quarter mile north of New Orleans Street (101st Street)  
**Size of Tract:** 20 acres  
**Number of Lots:** 1  
**Present Zoning:** IL (Industrial Light)  
**Comp Plan:** Level 6

PT-001451-2024, the conditional final plat for Peyday BA Industrial Park, contains 20 acres with 1 proposed lot. This property is located one-quarter mile west of Evans Road (225th East Avenue) one-quarter mile north of New Orleans Street (101st Street) and is currently platted as Arrow East Industrial Park Extended and is undeveloped.

The applicant is proposing to vacate the existing plat on the property and replace it with this proposed plat. The current configuration of the right-of-way dedicated by the Arrow East Industrial Park Extended plat does not allow for connection to abutting property and divides the property into parcels that are undesirable for the developer. The proposed plat relocated the right-of-way along the north and east property lines, allowing for future connections to abutting properties.

According to FEMA's National Flood Hazard Layer, none of the property is located within the 100-year floodplain.

This item was reviewed by the Technical Advisory Committee (TAC) on May 30, 2024 and was recommended for approval subject to the attached checklist.

**Attachments:** Checklist  
Conditional Final Plat  
Arrow East Industrial Park Extended Plat

**Recommendation:**

Staff recommends PT-001451-2024| PR-00210-2023, conditional final plat for Peyday BA Industrial Park, be approved, subject to the attached checklist.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Rocky Henkel**

ALY