



Fact Sheet

File #: 15-451, Version: 1

Broken Arrow Planning Commission
09-24-2015

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

Consideration and possible action regarding PT15-108, Conditional Final Plat, Countyline Crossings, 3 lots, 19.24 acres, A-1 to CG, northeast corner of 23rd Street and Dearborn Street

Background:

- Applicant: Lou Reynolds, Eller & Detrich, P.C.
- Owner: Cathleen M. Tammen Family Trust and Walmart Real Estate Business Trust (under contract)
- Developer: Walmart
- Engineer: Cochran
- Location: Northeast corner of Dearborn Street and 23rd Street
- Size of Tract: 19.24 acres
- Number of Lots: 3
- Present Zoning: A-1
- Proposed Zoning: CG
- Comp Plan: Level 4

The conditional final plat of Countyline Crossings contains 19.24 acres located on the northeast corner of Dearborn Street and 23rd Street. The property, which is undeveloped, is proposed to be divided into three lots. BAZ 1937, a request to rezone this property from A-1 to CG was approved by the City Council on June 15, 2015, subject to the property being platted. The preliminary plat was approved by the Planning Commission on May 28, 2015, subject to an attached checklist. A Walmart Neighborhood Market grocery store and gas station are proposed to be constructed on Lot 2, Block 1. No other uses have been identified for the other two lots.

Dearborn Street (41st Street) and 23rd Street (County Line Road) are presently two lane arterial streets. Dearborn Street is classified as a secondary arterial street, while 23rd Street is identified as a primary arterial street. Walmart has agreed to participate in the funding of improvements to the intersection that would include left turn lanes and a fully actuated traffic signal. Walmart will provide the intersection design under the primary review of Tulsa County but with review from the City of Tulsa and the City of Broken Arrow. The City of Tulsa has indicated that they would like to review the signalization and ultimately maintain the signals similar to their maintenance of the signals along Omaha Street at 9th Street and 23rd Street. Walmart’s consultant will prepare an engineers estimate of costs and work through Tulsa County for an agreement between the County, two municipalities, and Walmart.

According to the FEMA maps, part of the 100-year floodplain associated with Spunky Creek is located on Lots 2 and 3. On site stormwater detention will be required. Water will be provided by Rural Water District #4 and sanitary sewer will be handled by Green Country Sewer Company, Inc.

Attachments: Checklist
Conditional final plat
Conceptual site plan

Recommendation: Staff recommends PT15-108, conditional final plat for Countyline Crossings, be approved subject to the attached checklist.

Reviewed By: **Farhad Daroga**

Approved By: **Michael W. Skates**

FKD: BDM