



# City of Broken Arrow

## Request for Action

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**File #:** 23-861, **Version:** 1

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**Broken Arrow Planning Commission**  
**06-22-2023**

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

**Approval of PT-000828-2023 | PR-000199-2023, Conditional Final Plat, Regent Corner, 5 acres, 2 proposed lots, CH/PUD-156, located south of the southwest corner of West Albany Street (61st Street) and North Elm Place (161st East Avenue)**

**Background:**

**Applicant:** Cedar Creek Inc.

**Owner:** Regent Bank

**Developer:** Regent Bank

**Engineer:** Cedar Creek Inc.

**Location:** South of the southwest corner of West Albany Street (61st Street) and North Elm Place (161st East Avenue)

**Size of Tract** 5 acres

**Number of Lots:** 2

**Zoning:** CH/PUD-156

**Comp Plan:** Level 6 (Regional Employment/Commercial)

PT-000828-2023 | PR-000199-2023, the conditional final plat for Regent Corner, proposes to have 2 lots on 5 acres. This property is located north of the Broken Arrow Expressway, south of the southwest corner of W Albany St (61st St) and N Elm Pl (161st E Ave). It is zoned CH (Commercial Heavy) and PUD-156.

Access will be provided by one access point from a future continuation of W Stone Wood Dr to the north, and one to the east from N Elm Pl. The access point proposed on the east is shown to be within property owned by Oklahoma Department of Transportation. The applicant will need to provide documentation from ODOT permitting the location of this access point.

According to FEMA maps, none of the property is in a 100-year floodplain area. Water and sanitary sewer service are available from the City of Broken Arrow. This item was reviewed by the Technical Advisory Committee on June 13, 2023.

**Attachments:**

Checklist

Conditional Final Plat & Covenants

**Recommendation:**

Staff recommends PT-000828-2023 | PR-000199-2023, Conditional Final Plat for Regent Corner, be approved, subject to the attached checklist.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Kevin Maevers**

HMB