



City of Broken Arrow

Request for Action

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

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