



# City of Broken Arrow

## Fact Sheet

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**File #:** 17-2762, **Version:** 1

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**Broken Arrow Planning Commission  
10-12-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of PT12-111B, Conditional Final Plat, Starbucks at Aspen Creek, 1 lot, 1.42 acres, A-1 to PUD 220/CH, one-third mile east of Aspen Avenue, north of Tucson Street

**Background:**

**Applicant:** Jim Beach, Wallace Engineering  
**Owner:** The Signorelli Company  
**Developer:** The Signorelli Company  
**Engineer:** Wallace Engineering  
**Location:** One-third mile east of Aspen Avenue, north of Tucson Street  
**Size of Tract:** 1.42 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1  
**Proposed Zoning:** PUD 220/CH (BAZ 1889)  
**Comp Plan:** Level 6

The conditional final plat for Starbucks at Aspen Creek consists of 1 lot on 1.42 acres and is the second phase of this subdivision. The property, which is located one-third mile east of Aspen Avenue, north Tucson Street, is currently zoned A-1. PUD 220 and BAZ 1889, a request to rezone this property from A-1 to CH, were reviewed and approved by the City Council on June 3, 2013, subject to the property being platted. The preliminary plat, which included the entire 100.91 acre Shops at Aspen Creek development, was approved by the Planning Commission on May 9, 2013, subject to an attached checklist.

Applicant is proposing to develop a small retail center on the property. One point of access is proposed to both Tucson Street and Aspen Creek Drive. Because of the spacing requirements of PUD 220 for access points onto Tucson Street, the access point associated with this plat will be the only point of access to Tucson Street between Aspen Creek Drive and Oak Avenue to the east. The rest of the Shops at Aspen Creek, which will potentially include a variety of retail uses, restaurants, hotels, offices, convenience services, and recreational uses, will be developed in additional phases.

According to the FEMA maps, none of the property associated with this conditional final plat is located in the 100-year FEMA Floodplain.

PT12-111B will be reviewed by the Technical Advisory Committee on October 10, 2017.

**Attachments:** Checklist  
Conditional final plat and covenants  
Site plan submitted September 12, 2017

**Recommendation:** Staff recommends PT12-111B, conditional final plat for Starbucks at Aspen Creek, be approved subject to the attached checklist.

**Reviewed By:** Larry Curtis

**Approved By:** Michael Skates

BDM