



# City of Broken Arrow

## Fact Sheet

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**File #: 15-597, Version: 1**

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### Broken Arrow Planning Commission

11-05-2015

**To:** Chairman and Commission Members

**From:** Development Services Department

**Title:**

**Consideration and possible action regarding PT15-110, Conditional Final Plat, Ferguson Addition, 1 lot, 5.80 acres, CH/SP 267/PUD 236, south of the Broken Arrow Expressway, one-eighth mile east of Elm Place**

**Background:**

**Applicant:** Kevin Vanover, Impact Engineering and Planning  
**Owner:** Ferguson Broken Arrow Real Estate-Imports, LLC  
**Developer:** Ferguson Broken Arrow Real Estate-Imports, LLC  
**Engineer:** Impact Engineering and Planning  
**Location:** South of the Broken Arrow Expressway, one-eighth mile east of Elm Place  
**Size of Tract** 5.80 acres  
**Number of Lots:** 1  
**Present Zoning:** CH/SP 267  
**Proposed Zoning:** CH/SP 267/PUD 236  
**Comp Plan:** Level 6

Ferguson Addition, a partial re-plat of View Point Addition, is a conditional final plat for property located south of the Broken Arrow Expressway, one-eighth mile east of Elm Place. This development proposes to have 1 lot on 5.80 acres. The property is presently zoned CH and is a part of SP 267. On June 1, 2015, the City Council approved PUD 236 on 13.97 acres, subject to the property being platted. Ferguson Superstore plans to construct an automobile campus for a new Subaru dealership on this lot.

Only the portion of the property to be occupied by Subaru is being replatted. The rest of the property will either remain unplatted or continue to be platted as View Point Addition. All the necessary right-of-way and utility easements have been provided along Elm Place.

Vehicle sales are allowed in the CH district with a Specific Use Permit. SP 267 for “vehicle sales and rental” was approved by the City Council on March 19, 2013, subject to right-of-way and utility easements being dedicated along Elm Place for a portion of the property. The right-of-way and utility easement were recorded in Tulsa County on November 19, 2014. The conditional final plat shows two points of access to West Oakland Place. None of the property is located within a 100-year floodplain area.

The Technical Advisory Committee will review the conditional final plat for Ferguson Addition on November

3, 2015.

**Attachments:** Checklist  
Conditional final plat  
Site plan

**Recommendation:** Staff recommends PT15-110, conditional final plat for Ferguson Addition, be approved subject to the attached checklist.

**Reviewed By:** **Farhad Daroga**

**Approved By:** **Michael W. Skates**

FKD: BDM