



# City of Broken Arrow

## Fact Sheet

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**File #: 16-582, Version: 1**

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### Broken Arrow Planning Commission

06-09-2016

**To:** Chairman and Commission Members

**From:** Development Services Department

**Title:**

**Consideration and possible action regarding PT16-104, Conditional Final Plat, JDC Houston Street Addition, 1 lot, 38.62 acres, A-1 to IL/PUD 245, north of Houston Street, one-quarter to one-half mile east of 9<sup>th</sup> Street**

**Background:**

**Applicant:** Chuck Mitchell, Crafton Tull

**Owner:** Roger W. Mason/JDC BKA, L.L.C.

**Developer:** JDC BKA, L.L.C.

**Engineer:** Crafton Tull

**Location:** North of Houston Street, one-quarter to one-half mile east of 9th Street

**Size of Tract** 38.62 acres

**Number of Lots:** 1

**Present Zoning:** A-1

**Proposed Zoning:** IL/PUD 245

**Comp Plan:** Level 6

The conditional final plat of JDC Houston Street Addition contains 38.62 acres located north of Houston Street, one-quarter to one-half mile east of 9<sup>th</sup> Street. The property is presently undeveloped and unplatted. Applicant is proposing to develop a 253,952 square foot warehouse distribution facility on the property. The facility will be used for the processing, storage, handling, loading, unloading, and shipping of packages. No manufacturing will be performed at this facility. On January 19, 2016, the City Council approved PUD 245 along with BAZ 1950, a request to change the under lying zoning on the property from A-1 to IL. PUD 245 and BAZ 1950 were approved subject to the property being platted. The preliminary plat was approved by the Planning Commission on March 10, 2016, subject to the attached checklist.

The proposed facility will have two points of access to Houston Street. There will not be any access to Ft. Worth Street to the west. The western most drive to Houston Street will be used as the primary truck entrance and for commuter access. The east drive entrance will be for commuter access and as a secondary truck/fire access.

Water and sanitary sewer service to the addition will be provided by the City of Broken Arrow. FEMA maps do not show any of the property being located in the 100-year floodplain. However, there is a drainage way along the east part of the property. Applicant has informed Staff that this drainage way is classified as a blue

line stream on the USGS maps and falls under the jurisdiction of the US Army Corps of Engineers.

The Technical Advisory Committee will review the conditional final plat for JDC Houston Street Addition on June 7, 2016.

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

**Recommendation:** Staff recommends PT16-104, conditional final plat for JDC Houston Street Addition, be approved subject to the attached checklist.

**Reviewed By:** Farhad Daroga

**Approved By:** Michael W. Skates

FKD: BDM