



# City of Broken Arrow

## Fact Sheet

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**File #: 16-1282, Version: 1**

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**Broken Arrow Planning Commission  
11-03-2016**

**To: Chairman and Commission Members**  
**From: Development Services Department**  
**Title:**

**Consideration and possible action regarding PT16-109, Preliminary Plat, The Shops at Broken Arrow II Amended, a Re-subdivision of Part of Lot Four and all of Lot 8, Block 1, The Shops at Broken Arrow II, and a part of Reserve F, Amended Plat of The Park at Adam's Creek Phase I, 18.90 acres, CH, SP 223 and PUD 252, one-quarter mile east of 9<sup>th</sup> Street, north of the Broken Arrow Expressway**

**Background:**

**Applicant:** Mark Capron, Sisemore Weisz and Associates, Inc.  
**Owner:** Auburndale-Halifax Broken Arrow, LLC  
**Developer:** Auburndale-Halifax Broken Arrow, LLC  
**Engineer:** Sisemore Weisz and Associates, Inc.  
**Location:** One-quarter mile east of 9th Street, north of the Broken Arrow Expressway  
**Size of Tract:** 18.90  
**Number of Lots:** 2 existing (6 proposed)  
**Present Zoning:** CH, SP 223 and PUD 252  
**Comp Plan:** Level 6

PT16-109, the preliminary plat for The Shops at Broken Arrow II Amended, a Re-subdivision of Part of Lot Four and all of Lot 8, Block 1, The Shops at Broken Arrow II, and a part of Reserve F, Amended Plat of The Park at Adam's Creek Phase I, contains 18.90 acres and is proposed to be divided into 6 lots. This property is located one-quarter mile east of 9<sup>th</sup> Street, north of the Broken Arrow Expressway.

The property, which has been platted as a part of The Shops at Broken Arrow II, is zoned CH/SP 223 and PUD 252. SP 223, which regulates the free-standing signs on the property, was approved by the City Council on March 4, 2008. On November 1, 2016, the City Council approved PUD 252, a request to change the Zoning Ordinance to allow access to sites through the use of shared driveways and mutual cross access and parking agreements.

Water and sanitary sewer service to this property are available from the City of Broken Arrow. According to the FEMA maps, none of the property is located in a 100-year floodplain area. The abutting property to the east is Adams Creek Tributary E.

**Attachments:** Checklist  
Preliminary Plat and Covenants  
Conceptual Engineering and Utilities

**Recommendation:**

Staff recommends PT16-109, preliminary plat for The Shops at Broken Arrow II Amended, a Re-subdivision of Part of Lot Four and all of Lot 8, Block 1, The Shops at Broken Arrow II, and a part of Reserve F, Amended Plat of The Park at Adam's Creek Phase I, be approved, subject to the attached checklist.

**Reviewed and Approved By:** Michael Skates

BDM:ALY