



# City of Broken Arrow

## Request for Action

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**File #:** 23-823, **Version:** 1

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**Broken Arrow Planning Commission**  
**06-22-2023**

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

**Approval of PT-000841-2023 | PR-000140-2022, Conditional Final Plat, Blue Bell XL, 28.56 acres, 1 lot, PUD-67C/IL, located south of Houston Street (81<sup>st</sup> Street), east of State Highway 51**

**Background:**

**Applicant:** C. Joseph Watt, Sisemore and Associates  
**Owner:** Blue Bell Creameries, L.P.  
**Developer:** Blue Bell Creameries, L.P.  
**Engineer:** Gresham Smith  
**Location:** South of Houston Street (81st Street), east of State Highway 51  
**Size of Tract** 28.56 acres  
**Number of Lots:** 1  
**Zoning:** PUD-67B/IL to PUD-67C/IL  
**Comp Plan:** Level 6

PT-000841-2023, the conditional final plat for Blue Bell, proposes to have 1 lot on 28.56 acres. This property, which is located south of Houston Street (81st Street), east of State Highway 51, is presently zoned PUD-67C/IL.

The property associated with the conditional final plat for Blue Bell has been platted previously as Lot 1, Block 1, Blue Bell and Lot 2, Block 1, A.E.S. Industrial Center. These parcels are proposed to be replatted as Lot 1, Block 1, Blue Bell XL. The existing utility easements will remain as presently recorded. However, as part of the building expansion, there is an existing 20-foot wide water line easement that will need to be vacated through District Court. The water line will be relocated and replaced with another easement.

According to FEMA maps, none of the property is located in a 100-year floodplain area. Water and sanitary sewer service will be provided by the City of Broken Arrow.

This conditional final plat was reviewed by the Technical Advisory Committee on June 13, 2023 and recommended for approval per the checklist.

**Attachments:** Checklist

Conditional Final Plat and Covenants

**Recommendation:**

Staff recommends PT-000841-2023 | PR-000140-2022, conditional final plat for Blue Bell, be approved, subject to the attached checklist.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Kevin Maevers**