



City of Broken Arrow

Request for Action

File #: 24-483, **Version:** 1

Broken Arrow Planning Commission
04-11-2024

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

Approval of PT-001341-2024|PR-000415-2023, Conditional Final Plat for Aspen Ridge Business Park North, 8.99 acres, ON (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022 to PUD-001405-2024/CG (Commercial General) and CN (Commercial Neighborhood)/SP-000408-2022, one-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)

Background:

Applicant: Route 66 Engineering
Owner: Oaktrust Development, Brian Daniel
Developer: Oaktrust Development, Brian Daniel
Engineer: Route 66 Engineering
Location: One-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)
Size of Tract 8.99 acres
Number of Lots: 7
Present Zoning: ON (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022
Proposed Zoning: PUD-001405-2024/CG (Commercial General) and PUD-001405-2024/CN (Commercial Neighborhood)/SP-000408-2022
Comp Plan: Level 3 (Transitional Area)

PT-001341-2024, the conditional final plat for Aspen Ridge Business Park North, contains 7 lots on 8.99 acres. This property is located one-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)

BAZ-001008-2023, a request to change the zoning designation on 8.99 acres from ON (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022 to CG (Commercial General) and CN (Commercial Neighborhood)/SP-000408-2022 was approved by City Council on October 17, 2023. After the approval of BAZ-001008-2023, staff realized that a private road can only be done with a (Planned Unit Development (PUD). PUD-001405-2024 is being heard concurrently by Planning Commission today on April 11, 2024.

Access to this plat is through two existing street cuts on the east side of Aspen, and the northernmost street cut will be placed in a reserve space for a private street to provide access to Blocks 2 and 3. All driveways are required to meet the distance and off-set requirements of the zoning ordinance.

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow.

Attachments:

Conditional Final Plat
Checklist

Recommendation:

Staff recommends PT-001341-2024|PR-000415-2023, the Conditional Final Plat for Aspen Ridge Business Park North, be approved subject to the attached checklist and approval of PUD-001405-2024 by the City Council.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

HMB