



City of Broken Arrow

Fact Sheet

File #: 15-668, Version: 1

Broken Arrow Planning Commission

11-19-2015

To: Chairman and Commission Members

From: Development Services Department

Title:

Consideration and possible action regarding PT15-106, Conditional Final Plat, Mullin Plumbing, 1 lot, 19.47 acres, A-1 to PUD 231/IL, east of County Line Road, south of College Street, one-quarter mile north of Houston Street, and west of Old Highway 51

Background:

Applicant: Nicole Watts, Kinslow, Keith, and Todd, Inc.

Owner: Mullin Properties, LLC

Developer: Mullin Properties, LLC

Engineer: Kinslow, Keith, and Todd, Inc.

Location: East of County Line Road, south of College Street, one-quarter mile north of Houston Street, and west of Old Highway 51

Size of Tract 19.47 acres

Number of Lots: 1

Present Zoning: A-1

Proposed Zoning: PUD 231/IL (BAZ 1924)

Comp Plan: Level 6 (BACP 141)

The conditional final plat of Mullin Plumbing, comprising of 19.47 acres, is located east of County Line Road, south of College Street, one-quarter mile north of Houston Street, and west of Old Highway 51. Mullin Plumbing is proposing to relocate their corporate headquarters and yard from Elm Place to this site. On January 15, 2015, the City Council conditionally approved PUD 231 along with rezoning request BAZ 1924 to change the underlying zoning from A-1 (Agriculture) to IL (Industrial Light). PUD 231 and BAZ 1924 were approved subject to the property being platted. The preliminary plat was approved by the Planning Commission on March 26, 2015, subject to an attached checklist.

The property will have two points of access to 23rd Street and one point of access to Old Highway 51. The access points meet the requirements of PUD 231. Stormwater detention will be provided on-site.

Water and sanitary sewer service to the site will be built by the developer and service will be provided by the City of Broken Arrow. None of the property is located with a 100-year floodplain area.

The Technical Advisory Committee will review the conditional final plat for Mullin Plumbing on November 17, 2015.

Attachments: Checklist
Conditional final plat
Conceptual site plan

Recommendation: Staff recommends PT15-106, conditional final plat for Mullins Plumbing, be approved subject to the attached checklist.

Reviewed By: **Farhad Daroga**

Approved By: **Michael W. Skates**

FKD: BDM