



# City of Broken Arrow

## Request for Action

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**File #:** 23-862, **Version:** 1

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

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

**Approval of PT-000843-2023 | PR-000286-2023, Conditional Final Plat, 8800 at Indian Springs, 2 lots, 6.44 acres, R-2 (Single Family Residential) to ON (Office Neighborhood)/PUD-285 (Planned Unit Development) via BAZ-2018, one-half mile south of Jasper Street (131st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue)**

**Background:**

**Applicant:** White Surveying Company  
**Owner:** Blue Bull Capital, LLC  
**Developer:** Blue Bull Capital, LLC  
**Engineer:** John Libby  
**Location:** One-half mile south of Jasper Street (131st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue)  
**Size of Tract** 6.44 acres  
**Number of Lots:** 2  
**Zoning:** ON/PUD-285  
**Comp Plan:** Level 3 (Transitional Area)

PT-000843-2023 | PR-000286-2023, the conditional final plat for 8800 at Indian Springs, proposes to have 2 lots on 6.44 acres. This property is located one-half mile south of Jasper Street (131st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue). This property has been rezoned to ON (Office Neighborhood)/PUD-156 subject to platting.

This property is the old home of Indian Springs Elementary school. This plat is to accommodate the rezoning to ON, which was approved by City Council on January 15, 2019. The developer has the intent of renovating the existing building into office space. This is the first time this plat will be heard by Planning Commission because this development was not required to do a preliminary plat because public improvements were not required.

According to FEMA maps, the property is partially in the 100-year floodplain area. Water and sanitary sewer service are available from the City of Broken Arrow. This item was reviewed by the Technical Advisory Committee on June 13, 2023.

**Attachments:**

Checklist

Conditional Final Plat & Covenants

**Recommendation:**

Staff recommends PT-000843-2023 | PR-000286-2023, Conditional Final Plat for 8800 Indian Springs, be approved, subject to the attached checklist.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Kevin Maevers**

HMB