



City of Broken Arrow

Request for Action

File #: 25-311, **Version:** 1

Broken Arrow Planning Commission
04-10-2025

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

Approval of PT-002021-2025|PR-000332-2023, Conditional Final Plat, Peak at Broken Arrow Addition, approximately 14.16 acres, 6 Lots, CH (Commercial Heavy), located approximately one-third mile south of Florence Street (111th Street), and west of Aspen Avenue (145th East Avenue)

Background:

Applicant: Kyle Lao, Langan Engineering & Michael Doggett, Animas Civil Engineering LLC
Owner: Ben Paige, Peak Development
Developer: N/A
Engineer: Michael Doggett, Animas Civil Engineering LLC
Location: Approximately one-third mile south of Florence Street (111th Street), and west of Aspen Avenue (145th East Avenue)
Size of Tract 14.16 acres
Number of Lots: 6
Zoning: CH (Commercial Heavy)
Comp Plan: Level 6 - Regional Employment/Commercial

PT-002021-2025, the conditional final plat for Peak at Broken Arrow Addition which proposes to have 6 lots on 14.16 acres. This property, which is located approximately one-third south of Florence Street and west of Aspen Avenue, is zoned CH and is currently in the process of being developed.

Commercial lots are proposed to encompass the majority of the proposed plat, and these lots will meet the minimum standards of the CH zoning district. Additionally, a reserve area is proposed where the flood plain and blue line stream is located. Primary access to this development will be provided on Aspen Avenue with additional connection planned to the west.

According to FEMA maps, the western section of the property is located in the 100-year floodplain and a blue line stream is also present. Water and sanitary sewer are available from the City of Broken Arrow. This preliminary plat was reviewed by the Technical Advisory Committee on January 14, 2025.

Attachments: Conditional Final Plat and Checklist

Recommendation:

Staff recommends PT-002021-2025|PR-000332-2023, Conditional Final Plat for Peak Broken Arrow Addition, be approved subject to the attached comments.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel