



# City of Broken Arrow

## Request for Action

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**File #:** 23-1567, **Version:** 1

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**Broken Arrow Planning Commission**  
**12-07-2023**

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

**Approval of PT-001171-2023 | PR-000155-2023, Conditional Final Plat, Home2 Suites, 2.92 acres, 1 proposed lot, CH/PUD-156, located one-quarter south of West Albany Street (61st Street) and one quarter mile east of North Elm Place (161st East Avenue)**

**Background:**

**Applicant:** Route 66 Engineering

**Owner:** Maruti Hotels

**Developer:** Maruti Hotels

**Engineer:** Route 66 Engineering

**Location:** One-quarter south of West Albany Street (61st Street) and one quarter mile east of North Elm Place (161st East Avenue)

**Size of Tract** 2.92 acres

**Number of Lots:** 1

**Zoning:** CH/PUD-156

**Comp Plan:** Level 6 (Regional Employment/Commercial)

PT-001171-2023 | PR-000155-2023, the conditional final plat for Home2 Suites, proposes to have 1 lot on 2.92 acres. This property is located one-quarter south of West Albany Street and one quarter mile east of North Elm Place. It is zoned CH (Commercial Heavy) and PUD-156. The preliminary plat for this proposed development was approved by the Planning Commission on September 28, 2023.

According to FEMA maps, none of the property is in a 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 September 19, 2023.

**Attachments:**

Checklist

Conditional Final Plat and Covenants

**Recommendation:**

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Staff recommends PT-001171-2023 | PR-000155-2023, conditional final plat for Home2 Suites, be approved subject to the attached checklist.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Grant Rissler**