



# City of Broken Arrow

## Fact Sheet

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**File #: 16-930, Version: 1**

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### Broken Arrow Planning Commission

08-11-16

**To: Chairman and Commission Members**

**From: Development Services Department**

**Title:**

**Consideration and possible action regarding PT15-118, Conditional Final Plat, 51 Aspen Mini-Storage, 1 lot, 5.82 acres, A-1 to PUD 248/IH, one-third mile west of Evans Road, south of State Highway 51**

**Background:**

**Applicant:** Tim Terral, Tulsa Engineering and Planning

**Owner:** Aspen Square, Inc.

**Developer:** Aspen Square, Inc.

**Engineer:** Tulsa Engineering and Planning

**Location:** One-third mile west of Evans Road, south of State Highway 51

**Size of Tract:** 5.82 acres

**Number of Lots:** 1

**Present Zoning:** A-1

**Proposed Zoning:** PUD 248/IH

**Comp Plan:** Level 6

The conditional final plat of 51 Aspen Mini-Storage contains 5.82 acres on one lot, located one-third mile west of Evans Road and south of State Highway 51. The property is currently undeveloped and adjacent to 51 Aspen RV Storage.

On February 2, 2016, the City Council approved PUD 248, along with BAZ 1815, a request to change the underlying zoning from A-1 to IL, subject to the property being platted. There are two points of access to the property, the main access located off State Highway 51 while the second access point will be a mutual access easement through 51 Aspen RV Storage. The preliminary plat for this development was approved by the Planning Commission on January 14, 2016.

The exterior walls of the storage buildings are proposed to serve as screening and buffering for the surrounding area. Additional screening fences will be constructed of the same masonry material used on the buildings along State Highway 51.

According to the FEMA maps, none of the property is located in a 100-year floodplain area. There is a drainage easement in the southeast corner of the property that was done when the adjacent property to the east, "51 Aspen RV Storage" was developed.

**Attachments:** Checklist  
Conditional Final plat  
Covenants  
Conceptual Site Plan

**Recommendation:** Staff recommends PT15-118, conditional final plat for 51 Aspen Mini-Storage, be approved subject to the attached checklist.

**Reviewed By:** **Farhad Daroga**

**Approved By:** **Michael W. Skates**

FKD:ALY/BDM