



City of Broken Arrow

Fact Sheet

File #: 15-832, Version: 1

**Broken Arrow Planning Commission
01-14-2016**

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

Consideration and possible action regarding PT15-116, Conditional Final Plat, Collision Works, 2 lots, 2.64 acres, CH to PUD 243/CH and IL, southeast corner of Kenosha Street and 14th Street, south of Kenosha Street, one-third mile east of 9th Street

Background:

Applicant: Malek Elkhoury, Khoury Engineering, Inc.
Owner: Collision Works Properties, LLC
Developer: Collision Works
Engineer: Khoury Engineering, Inc.
Location: Southeast corner of Kenosha Street and 14th Street, south of Kenosha Street, one-third mile east of 9th Street
Size of Tract 2.64 acres
Number of Lots: 2
Present Zoning: CH
Proposed Zoning: PUD 243/CH and IL
Comp Plan: Level 6

The conditional final plat of Collision Works contains 2.64 acres located on the southeast corner of Kenosha Street and 14th Street, south of Kenosha Street, one-third mile east of 9th Street. Part of the property has been previously platted as “Steele-Morrel Center” and part has been platted as “Blocks 1, 2, & 3 Arrow Village Addition.” According to the applicant, there is a small area between these two plats that is unplatted. With the Collision Works plat, applicant is replatting the property. Some of the existing easements within the Collision Works plat will be vacated by separate instrument.

The property associated with this plat is presently zoned CH. On December 1, 2015, the City Council approved BAZ 1946, a request to change the zoning on Lot 1, Block 2 to IL (Industrial Light). The underlying zoning on Lot 1, Block 1 will remain CH. In conjunction with BAZ 1946, PUD 243 was also approved over the entire property, subject to the property being platted. The preliminary plat was approved by the Planning Commission on December 3, 2015, subject to an attached checklist.

Applicant is proposing to construct a new 16,000 square foot automobile collision center on Lot 1, Block 2 (east lot). All of the existing buildings on the property have been removed. There are no immediate plans for developing Lot 1, Block 1.

An existing off-premise sign on the property is proposed to remain. According to information provided by the applicant, there is a 50-year lease on this sign. As per PUD 243, the lease on this sign may not be renewed.

Water and sanitary sewer service to the property will be provided by the City of Broken Arrow.

According to the FEMA maps, none of the property is located in a 100-year floodplain area.

Attachments: Checklist
Conditional final plat
Conceptual site plan

Recommendation: Staff recommends PT15-116, conditional final plat for Collision Works, be approved subject to the attached checklist.

Reviewed By: **Farhad Daroga**

Approved By: **Michael W. Skates**

FKD: BDM