City of Broken Arrow

Request for Action

File #: 24-1215, **Version:** 1

Broken Arrow Planning Commission
09-12-2024

To:	**Chairman and Commission Members**
From:	**Community Development Department**
Title:	
	Approval of PT-001696-2024|PR-000223-2023, Conditional Final Plat for Alghezi Addition, 0.73 acres, A-1 to IL/PUD-000708-2023, approximately one-quarter mile north of Houston Street and one-quarter mile east of 23rd Street, southwest of the Broken Arrow Expressway
Background:	
Applicant:	David Henke, Gridline Engineering, LLC
Owner:	Hasanain Alhgezi
Developer:	Hasanain Alghezi
Engineer:	Gridline Engineering
Location:	Approximately one-quarter mile north of Houston Street and one-quarter mile east of 23rd Street, southwest of the Broken Arrow Expressway)
Size of Tract	0.73 acres
Number of Lots:	2
Present Zoning:	A-1
Proposed Zoning:	IL (Industrial Light)
Comp Plan:	Level 6

PT-001696-2024, the conditional final plat for Alghezi Addition, contains 1 lot on 0.73 acres. This property is located approximately one-quarter mile north of Houston Street and one-quarter mile east of 23rd Street, southwest of the Broken Arrow Expressway)

PUD-00708-2023 (Planned Unit Development) and BAZ-000710-2023 (Rezoning), a request to change the zoning designation on 0.73 acres from A-1 to IL (Industrial Light) was approved by City Council on May 16, 2023.

Since the property was originally platted in Wagoner County, replatting will be required.

Access to this plat is from Old Highway 51 and the Broken Arrow Expressway. Access to this site does not pass through a residential area.

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow.

Attachments:
Conditional Final Plat
Checklist

Recommendation:

Staff recommends PT-001696-2024|PR-000223-2023, the Conditional Final Plat for Alghezi Addition, be approved subject to the attached checklist.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

CBC