



# City of Broken Arrow

## Fact Sheet

---

**File #: 18-262, Version: 1**

---

### Broken Arrow Planning Commission

02-22-2018

**To:** Chairman and Commission Members

**From:** Development Services Department

**Title:**

**Approval of PT17-116, Conditional Final Plat, Twin Cities Ready Mix, 1 lot, 19.30 acres, IH, one-quarter mile west of 23<sup>rd</sup> Street, one-quarter mile south of Houston Street**

**Background:**

**Applicant:** John Schwarz, VP & CEO, Twin Cities Ready Mix

**Owner:** Twin Cities Ready Mix, Inc.

**Developer:** Twin Cities Ready Mix, Inc.

**Engineer:** Wallace Engineering Structural Consultants, Inc.

**Location:** West of 23<sup>rd</sup> Street, south of Houston Street

**Size of Tract** 19.30 acres

**Number of Lots:** 1

**Present Zoning:** IH

**Comp Plan:** Level 7

The conditional final plat of Twin Cities Ready Mix, comprising of 19.30 acres, is located west of 23<sup>rd</sup> Street, south of Houston Street. The property is zoned Industrial Heavy (IH) and is designated as Major Industrial in the Comprehensive Plan. The applicant proposes to construct and operate a concrete batch plant. The use is in conformance with the industrial zoning and comprehensive plan designation for the site.

PT17-116 is a one-lot subdivision with a reserve area at the eastern portion of the site that contains the 100-year floodplain. The applicant is in the process of obtaining FEMA approval to construct a driveway access from 23<sup>rd</sup> Street that crosses the floodplain. Due to time it takes to obtain FEMA approval, the applicant has secured a Mutual Access Easement from the property owner to the north for access to the site from Houston Street. The restrictive covenants include language that states that Reserve "A" shall remain as a natural unimproved area except for the construction of a future roadway per flood development standards and removal of underbrush to maintain the site. Landscaping may be permitted in this area in the future as long as it does not impair the drainage of storm and surface waters over and across Reserve "A".

Water will be provided by the City of Broken Arrow and accessed from Houston Street. An existing sanitary sewer main crosses the property in the area of the floodplain. The project will tie into that line at the south end of the site. On site detention is planned for this property.

The Technical Advisory Committee will review the conditional final plat for Twin Cities Ready Mix on February 20, 2018.

**Attachments:** Checklist  
Conditional final plat  
Conceptual site plan

**Recommendation:** Staff recommends PT17-116, conditional final plat for Twin Cities Ready Mix, be approved subject to the attached checklist.

**Reviewed By:** **Larry R. Curtis**

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

LRC: JMW