



City of Broken Arrow

Fact Sheet

File #: 18-466, Version: 1

Broken Arrow Planning Commission

04-26-2018

To: Chairman and Commission Members
From: Development Services Department

Title: Approval of PT13-104A, Conditional Final Plat, CSD Enterprises Amended, a replat of Block 1 and Reserve A of CSD Addition, and a replat of part of Lot 1 of Block 1 of Battle Creek Mini-Storage, 3 lots, 4.09 acres, PUD-226/CH and A-CH to PUD 226A/CH & IL, located one-quarter mile south of Omaha Street, west of Aspen Avenue

Background:

Applicant: Russell Muzika, GEODECA LLC
Owner: Charlie Daniels, CSD Enterprises
Developer: CSD Enterprises
Engineer: Casement Engineering
Location: One-quarter mile south of Omaha Street, west of Aspen Avenue
Size of Tract 4.1 acres
Number of Lots: 3
Present Zoning: PUD-226A/CH and IL
Comp Plan: Level 6

The conditional final plat of CSD Enterprises Amended contains 4.1 acres located one-quarter mile south of Omaha Street, west of Aspen Avenue. The property is presently zoned PUD-226/CH and A-CH. On March 20, 2018, the City Council conditionally approved PUD-226A and BAZ-1997 to change the zoning on the property from PUD-226/CH (Commercial Heavy) and A-CH to PUD-226A/CH and IL (Industrial), subject to platting, to accommodate the proposed uses for the lots included in this conditional final plat.

PUD-226 was approved by the City Council on June 16, 2014, subject to the property being platted. The plat, CSD Enterprises, which represents the north half of the property associated with the CSD Enterprises Amended conditional final plat, was recorded in Tulsa County on August 28, 2015. At the time PUD-226 was approved, the property was under the ownership of two different property owners, CSD Enterprises LLC and The Paul & Carol De Moore Family Trust.

PUD-226 that was previously approved divided the overall parcel into four lots. Lot 1 was for the Daniels and Daniels Construction Company office building, which has been constructed. Lot 2, in the northwest part of the property, was proposed to be a storage building with office space. Lot 3, the southwest lot, was planned to be a five bay storage building with office space for Greg Moore. Lot 4 in the southeast part of the property was proposed to contain a two story office building. The west edge of the property was to be open space to accommodate storm water detention.

CSD Enterprises LLC has purchased the Moore property since PUD-226 was approved and the CSD Enterprises plat was recorded. In addition, a 14-foot wide strip adjacent to the south boundary has been obtained. Furthermore, the development concept associated with the property has been changed. Instead of having four lots, PUD-226A and the associated conditional final plat proposes to have three lots. Lot 1 will continue to be for the Daniels and Daniels Construction Company office, and the underlying CH zoning will remain. Lot 2, however, is being modified. Instead of one building for storage and office on Lot 2, there will be multiple buildings with warehouse, office space, and/or indoor RV storage.

Water and sanitary sewer will be provided by the City of Broken Arrow. According to FEMA maps, none of the property associated with the CSD Enterprises Amended plat is located in a 100-year floodplain area. A stormwater detention facility has been constructed along the west boundary as part of the previous plat.

The Technical Advisory Committee will review the conditional final plat for CSD Enterprises Amended on April 24, 2018.

Attachments: Checklist
CSD Enterprises Amended Conditional Final Plat
CSD Enterprises recorded plat

Recommendation: Staff recommends PT13-104A, conditional final plat for CSD Enterprises Amended, be approved subject to the attached checklist.

Reviewed By: Larry Curtis

Approved By: Michael W. Skates

JMW