



City of Broken Arrow

Request for Action

File #: 19-117, Version: 1

Broken Arrow Planning Commission

01-24-2019

To: Chairman and Commission Members

From: Development Services Department

Title:

Approval of PT18-111, Conditional Final Plat, Dollar General Broken Arrow #20251, 1.88 acres, 1 Lot, A-CH to CG/PUD-283 via BAZ-2015, located west of the southwest corner of Aspen Avenue and Omaha Street

Background:

Applicant: AAB Engineering, LLC

Owner: James Morrow

Developer: Dollar General

Engineer: AAB Engineering, LLC

Location: West of the southwest corner of Aspen Avenue and Omaha Street

Size of Tract 1.88 acres

Number of Lots: 1

Present Zoning: A-CH to CG/PUD-283 via BAZ-2015

Comp Plan: Level 6

PT18-111, the conditional final plat for Dollar General Broken Arrow #20251 contains one lot of 1.88 acres. This property, which is located west of the southwest corner of Aspen Avenue and Omaha Street, is presently zoned A-CH to CG/PUD-283. BAZ-2015 and PUD-283 that changed the zoning on the property associated with this plat from A-CH to CG/PUD-283 was conditionally approved by the City Council on November 6, 2018. The preliminary plat for Dollar General Broken Arrow #20251 was approved by the Planning Commission on December 6, 2018.

With the Dollar General Broken Arrow #20251 plat, access is limited to one point to Omaha Street. The spacing requirements for the access point on this site were modified with PUD-283 and will be separated from the existing drive to the west no less than 200' measured from centerline to centerline. A mutual access easement is being provided for shared access with the adjoining property to the east.

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

Water service to the property will be provided by the City of Broken Arrow. Sewer service is provided by the City of Tulsa.

Attachments: Checklist
 Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT18-111, conditional final plat for Dollar General Broken Arrow #20251, be approved, subject to the attached checklist.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael Skates**

ALY