



# City of Broken Arrow

## Request for Action

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**File #: 19-370, Version: 1**

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### Broken Arrow Planning Commission

03-28-2019

**To:** Chairman and Commission Members

**From:** Development Services Department

**Title:** Approval of PT19-102, Preliminary/Conditional Final Plat, Attic Storage of Broken Arrow, 10.15 acres, 3 Lots, CH to CH and IL/PUD-284 via BAZ-2020, located one-quarter mile east of Aspen Avenue (145<sup>th</sup> E Avenue), north of Tucson Street (121<sup>st</sup> Street)

#### Background:

**Applicant:** Khoury Engineering, Inc.

**Owner:** BA Corner, LLC

**Developer:** BA Corner, LLC

**Engineer:** Khoury Engineering, LLC

**Location:** One-quarter mile east of Aspen Avenue and north of Tucson Street

**Size of Tract** 10.15 acres

**Number of Lots:** 1 (3 proposed)

**Present Zoning:** CH to CH and IL/PUD-284 via BAZ-2020

**Comp Plan:** Level 6

PT19-102, the preliminary/conditional final plat for Attic Storage of Broken Arrow contains three lots on 10.15 acres. This property, which is located one-quarter mile east of Aspen Avenue and north of Tucson Street, is presently zoned CH to CH and IL/PUD-284. BAZ-2020 and PUD-284 that changed the zoning on the property associated with this plat from CH to CH and IL/PUD-284 was conditionally approved by the City Council on January 15, 2019.

The site slopes to the west where there is a blue line stream. The FEMA study that was completed in this area studied the stream to the south of West Tucson Street but did not include this area. The developer will need to establish a City of Broken Arrow regulatory floodplain.

Water and sanitary sewer service to the property is available from the City of Broken Arrow.

**Attachments:** Checklist  
Preliminary/Conditional Final Plat and Covenants

#### Recommendation:

Staff recommends PT19-102, preliminary/conditional final plat for Attic Storage of Broken Arrow, be

approved, subject to the attached checklist.

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

**Approved By:**        **Michael Skates**  
LRC