



# City of Broken Arrow

## Request for Action

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**File #: 19-644, Version: 1**

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### Broken Arrow Planning Commission

06-13-2019

**To:** Chairman and Commission Members

**From:** Development Services Department

**Title:**

**Approval of PT19-107, Conditional Final Plat, Creek Center, a replat of a part of Possum Run Addition, 1.05 acres, 1 Lot, A-1 (Agricultural) to CG (Commercial General), west of the southwest corner of Kenosha Street (71<sup>st</sup> Street) and 51<sup>st</sup> Street (Evans Road)**

**Background:**

**Applicant:** EuroTexan Investments, LLC

**Owner:** EuroTexan Investments, LLC

**Developer:** EuroTexan Investments, LLC

**Engineer:** Bird Surveying & Design, PLLC

**Location:** West of the southwest corner of Kenosha Street (71<sup>st</sup> Street) and 51<sup>st</sup> Street (Evans Road)

**Size of Tract** 1.05 acres

**Number of Lots:** 1 proposed

**Present Zoning:** A-1 (Agricultural) to CG (Commercial General)

**Comp Plan:** Level 4 (Commercial/Employment Nodes)

PT19-107, the conditional final plat for Creek Center, contains 1.05 acres and is proposed to be developed as one lot. This property, which is located west of the southwest corner of Kenosha Street ( 71<sup>st</sup> Street) and 51<sup>st</sup> Street (Evans Road), was rezoned from A-1 to CG on November 6, 2018, when the City Council approved BAZ-2013, subject to the property being replatted. The preliminary plat for Creek Center was approved by the Planning Commission on May 9, 2019.

This property is currently being used for commercial purposes and was originally platted in Wagoner County as a part of Possum Run on February 4, 1980. The property was annexed into the city limits of Broken Arrow on February 18, 1980 by Ordinance No. 819.

According to the FEMA maps, none of this property is located in the 100-year floodplain. Water to this development will be available from City of Broken Arrow. Since the development is in excess of 300-feet from the nearest public sanitary sewer line, sanitary sewer service is proposed to be provided through the use of a septic system to be approved by DEQ and utilities.

**Attachments:** Checklist

Conditional Final Plat and Covenants

**Recommendation:**

Staff recommends PT19-107, conditional final plat for Creek Center be approved, subject to the attached checklist.

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

ALY