



City of Broken Arrow

Request for Action

File #: 19-1422, **Version:** 1

Broken Arrow Planning Commission

11-21-2019

To: Chairman and Commission Members

From: Development Services Department

Title: Approval of PT17-115A, Conditional Final Plat, Creek 51 Business Park, 97.21 acres, 8 Lots, A-1 to CG and IL/PUD-204A, one-half mile south of Houston Street (81st Street), west of Highway 51 and west of the Creek Turnpike

Background:

Applicant: Tanner Consulting, LLC

Owner: Creek 51 Business Park, LLC

Developer: Creek 51 Business Park, LLC

Engineer: Tanner Consulting, LLC

Location: One-half mile south of Houston Street, west of Highway 51, and west of the Creek Turnpike

Size of Tract 97.21 acres

Number of Lots: 8 proposed

Present Zoning: A-1 to CG and IL/PUD-204A

Comp Plan: Level 6

PT17-115A, the conditional final plat for Creek 51 Business Park, contains 97.21 acres and is proposed to be divided into 8 lots. This property, which is located one-half mile south of Houston Street, west of Highway 51, and west of the Creek Turnpike, was rezoned from A-1 to CG and IL/PUD-204 on October 19, 2010, when the City Council approved BAZ-1865 and PUD-204. BAZ-1865 and PUD-204 were approved subject to the property being platted.

A portion of the property associated with BAZ-1865 and PUD-204 was platted as Oak Creek South Extended on December 31st, 2012. A major amendment to PUD-204, PUD-204A, was approved by the City Council on February 6, 2018. A preliminary plat was approved on a portion of this property by the Planning Commission on January 11, 2018. Since that time, the developer has chosen to include the entire site in the preliminary plat, a revised preliminary plat was approved by the Planning Commission on May 9, 2019.

According to the FEMA maps, none of this property is located in the 100-year floodplain. Water to this development will be available from Wagoner County Rural Water District 4. Public sanitary sewer service will be available from, the City of Broken Arrow.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT17-115A, conditional final plat for Creek 51 Business Park be approved, subject to the attached checklist.

Reviewed and Approved By: Larry R. Curtis

ALY