



# City of Broken Arrow

## Request for Action

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**File #:** 20-1107, **Version:** 1

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### Broken Arrow Planning Commission

09-10-2020

**To:** Chairman and Commission Members

**From:** Development Services Department

**Title:** Approval of PT19-108, Conditional Final Plat, Harvest Center, 40.03 acres, 1 Lot, A-1 to PUD-289/IL, one-half mile north of Houston Street (81st Street), one-quarter mile west of 23rd Street (County Line Road)

**Background:**

**Applicant:** Tim Terral, Tulsa Engineering & Planning Associates, Inc.

**Owner:** Harvest Property Investments, LLC

**Developer:** Harvest Property Investments, LLC

**Engineer:** Tulsa Engineering & Planning Associates, Inc.

**Location:** One-half mile north of Houston Street (81st Street), one-quarter mile west of 23rd Street (County Line Road)

**Size of Tract** 40.03 acres

**Number of Lots:** 1

**Present Zoning:** A-1 (PUD-289/IL via BAZ-2025 approved subject to platting)

**Comp Plan:** Level 6

PT19-108, the conditional final plat for Harvest Center, contains 40.03 acres with one proposed lot. This property, which is located one-half mile north of Houston Street (81st Street), one-quarter mile west of 23rd Street (County Line Road) on the south side of College Street, is presently zoned A-1. PUD-289, along with BAZ-2025 (a request to change the zoning from A-1 to IL) was approved by the City Council on May 21, 2019, subject to the property being platted. The preliminary plat, which contained two lots on 75.03 acres, was approved by the Planning Commission on May 9, 2019, subject to an attached checklist.

Lot 1, Block 1, which coincides with Development Area A of PUD-289, is the first area to be developed. According to the applicant, an industry that produces lights for vehicle trailers is proposing to locate their corporate offices at this site. They will have approximately 50 employees working one shift during the daytime hours. In addition, there would be 6 - 7 trucks accessing the site per day.

As part of PUD-289, each lot is allowed two points of access to College Street. On Lot 1, Block 1, the access points align with access points associated with two churches located on the north side of College Street.

Preliminary engineering plans have been prepared in association with the widening of 23rd Street to five lanes. In conjunction with these improvements, College Street, which is an intersecting collector street, will be

expanded to 36 feet in width within approximately 600 feet of the intersection with 23rd Street. As part of the site plan review process, wider turn lanes may be required to accommodate the truck turning movements on College Street.

Water and sanitary sewer service will be provided by the City of Broken Arrow. The site is well served by several large water lines. There is an existing sanitary sewer line along 23rd Street. As part of the platting process, a new sanitary sewer line will be constructed along the south part of the property.

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

**Attachments:** Checklist  
Conditional Final Plat and Covenants  
Preliminary Engineering Plans for College Street Improvements

**Recommendation:**

Staff recommends PT19-108, conditional final plat for Harvest Center, be approved, subject to the attached checklist.

**Reviewed by:** Jill Ferenc

**Approved by:** Larry R. Curtis

BDM