



# City of Broken Arrow

## Request for Action

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**File #:** 20-1071, **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 PT11-102A, Conditional Final Plat, SoundMind Behavioral Health, 14.16 acres, 2 Lots, A-1 (Agricultural) to CG (Commercial General)/ (Planned Unit Development) PUD-279, one-half mile north of Tucson Street (121<sup>st</sup> Street) west of Aspen Avenue (145<sup>th</sup> East Avenue), north of the Creek Turnpike

**Background:**

**Applicant:** Wallace Engineering, Mark Capron

**Owner:** SoundMind Realty1, LLC

**Developer:** SoundMind Realty1, LLC

**Engineer:** Wallace Engineering, Mark Capron

**Location:** One-half mile north of Tucson Street, west of Aspen Avenue, north of the Creek Turnpike

**Size of Tract** 14.16 acres

**Number of Lots:** 2 proposed

**Present Zoning:** A-1 (Agricultural) to CG (Commercial General)/PUD-279 (via BAZ-1848)

**Comp Plan:** Level 6 (Regional Employment/Commercial)

PT11-102A, the conditional final plat for SoundMind Behavioral Health, contains 14.16 acres and is proposed to be developed as two lots. This property, which is located one-half mile north of Tucson Street, west of Aspen Avenue, north of the Creek Turnpike was rezoned from A-1 to CG/PUD-279 on August 18, 2018, when the City Council approved BAZ-1848 and PUD-279, subject to the property being platted. A minor amendment, PUD-179A is being considered concurrently with this conditional final plat to modify the general location of the frontage road. The preliminary plat for this property was approved by the Planning Commission on April 14, 2011.

According to the FEMA maps, the west portion of this property is located in the 100-year floodplain. The floodplain area is contained within Reserve Area A, an overland drainage easement. Water and sanitary sewer to this development is be available from the City of Broken Arrow.

**Attachments:** Checklist  
Preliminary Plat and Covenants

**Recommendation:**

Staff recommends PT11-102A, conditional final plat for SoundMind Behavioral Health be approved, subject to the attached checklist.

**Reviewed By:**        **Jill Ferenc**

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

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