City of Broken Arrow

Legislation Details (With Text)

File #:	18-314	**Name:**	
Type:	Consent Item	**Status:**	Passed
File created:	2/26/2018	**In control:**	Broken Arrow City Council
On agenda:	3/20/2018	**Final action:**	3/20/2018
Title:	Approval of PT17-116, Conditional Final Plat, Twin Cities Ready Mix, 1 Lot, 19.30 acres, IH, one-quarter mile west of 23rd Street, one-quarter mile south of Houston Street		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 2-PUBLISHED PLANNING COMMISSION FACTSHEET, 2. 3-CHECKLIST.PT17-116.TWIN CITIES, 3. 4-CONDITIONAL FINAL PLAT.TWIN CITITES READY MIX, 4. 5-Site Plan.PT17-116		

Date	Ver.	Action By	Action	Result
3/20/2018	1	Broken Arrow City Council	approved	Pass

Broken Arrow City Council
Meeting of: 03-20-2018

To: **Mayor and City Council Members**
From: **Development Services Department**
Title:

Approval of PT17-116, Conditional Final Plat, Twin Cities Ready Mix, 1 Lot, 19.30 acres, IH, one-quarter mile west of 23rd Street, one -quarter mile south of Houston Street

Background:

The conditional final plat of Twin Cities Ready Mix, comprising of 19.30 acres, is located one-quarter mile west of 23rd Street, one-quarter mile south of Houston Street. The property is zoned Industrial heavy (IH) and is designated as Major Industrial in the Comprehensive Plan. The applicant proposes to construct and operate a concrete batch plant. The use is in conformance with the industrial zoning and comprehensive plan designation for the site.

PT17-116 is a one-lot subdivision with a reserve area at the eastern portion of the site that contains the 100-year floodplain. The applicant is in the process of obtaining FEMA approval to construct a driveway access from 23rd Street that crosses the floodplain. Due to time it takes to obtain FEMA approval, the applicant has secured a Mutual Access Easement from the property owner to the north for access to the site from Houston Street. The restrictive covenants include language that states that Reserve “A” shall remain as a natural unimproved area except for the construction of a future roadway per flood development standards and removal of underbrush to maintain the site. Landscaping may be permitted in this area in the future as long as it does not impair the drainage of storm and surface waters over and across Reserve “A”.

Water will be provided by the City of Broken Arrow and accessed from Houston Street. An existing sanitary sewer main crosses the property in the area of the floodplain. The project will tie into that line at the south end of the site. On site detention is planned for this property.

This item was heard by TAC on February 20, 2018 and was recommended for approval (4-0 vote) by the Planning Commission in their meeting of February 22, 2018, per Staff recommendation. No one spoke against this item.

Cost:	**$0**
Prepared By:	**Jane Wyrick, AICP**
Reviewed By:	**Development Services Department** **Legal Department** **Assistant City Manager, Operations**
Approved By:	**Michael L. Spurgeon, City Manager**
Attachments:	**Published Fact Sheet Planning Commission Checklist** **Conditional Final Plat** **Conceptual Site Plan**

Recommendation:
Approve PT17-116, Conditional Final Plat for Twin Cities Ready Mix, subject to the attached checklist, as recommended by the Planning Commission, Technical Advisory Committee, and Staff.

JMW