



Lot 1, which coincides with Development Area A of PUD-289, will be 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. The property north of Lot 2 where the other access points will occur is undeveloped.

Preliminary engineering plans are being 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 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. However, there is an existing drainage channel and pond in Lot 2, Block 1.

**Attachments:** Checklist  
Preliminary Plat and Covenants  
Conceptual Utilities  
Preliminary Engineering Plans for College Street Improvements

**Recommendation:**  
Staff recommends PT19-108, preliminary plat for Harvest Center, be approved, subject to the attached checklist.

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

BDM