



# City of Broken Arrow

## Request for Action

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**File #: 18-126, Version: 1**

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**Broken Arrow Planning Commission  
01-11-2018**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of PT17-116, Preliminary Plat, Twin Cities Ready Mix, 1 lot, 19.30 acres, IH, west of 23<sup>rd</sup> Street, south of Houston Street

**Background:**

**Applicant:** John Schwarz, VP & CEO, Twin Cities Ready Mix  
**Owner:** Twin Cities Ready Mix, Inc.  
**Developer:** Twin Cities Ready Mix, Inc.  
**Engineer:** Wallace Engineering Structural Consultants, Inc.  
**Location:** West of 23rd Street, south of Houston Street  
**Size of Tract:** 19.30 acres  
**Number of Lots:** 1  
**Present Zoning:** IH  
**Comp Plan:** Level 7

The preliminary plat of Twin Cities Ready Mix contains 19.30 acres located west of 23<sup>rd</sup> Street, south of Houston. The property is zoned Industrial Heavy (IH) and is designated as Major Industrial in the Comprehensive Plan.

With approval of PT17-116, 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. The applicant has submitted engineering plans and will submit a site plan subsequent to plat approval.

The eastern portion of the site contains the 100-year floodplain. Due to time constraints, the applicant has secured an access easement from the property owner to the north for access to the site from Houston Street as it will take time to receive approval from FEMA to cross the floodplain for access from 23<sup>rd</sup> Street. One of the items on the attached checklist includes placing the floodplain in a reserve area. The applicant intends to include language in the covenants to allow for a future driveway across the reserve area for access from 23<sup>rd</sup> Street. On site detention is planned for this property.

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.

**Attachments:** Checklist  
Preliminary plat and covenants  
Site Plan

**Recommendation:** Staff recommends PT17-116, preliminary plat for Twin Cities Ready Mix, be approved subject to the attached checklist.

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

**Approved By:** **Michael W. Skates**

LRC: JMW