



City of Broken Arrow

Legislation Details (With Text)

File #:	17-2330	Name:	
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On agenda:	6/22/2017	Final action:	6/22/2017
Title:	Consideration and possible action regarding PT17-104, Preliminary Plat, Top Dog, 1 lot, 4.14 acres, A-1 to PUD (Planned Unit Development) 264/A-1, northeast corner of Tucson Street and 9th Street		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 2-CHECKLIST.TOP DOG, 2. 3-PRELIMINARY PLAT.TOP DOG, 3. 4-CONCEPTUAL SITE LAYOUT AND UTILITIES		

Date	Ver.	Action By	Action	Result
6/22/2017	1	Planning Commission		

Broken Arrow Planning Commission 06-22-2017

To: Chairman and Commission Members
From: Development Services Department
Title:

Consideration and possible action regarding PT17-104, Preliminary Plat, Top Dog, 1 lot, 4.14 acres, A-1 to PUD (Planned Unit Development) 264/A-1, northeast corner of Tucson Street and 9th Street

Background:

Applicant: Mark B. Capron, Sisemore Weisz and Associates
Owner: John Day
Developer: John Day
Engineer: Sisemore Weisz and Associates
Location: Northeast corner of Tucson Street and 9th Street
Size of Tract: 4.14 acres
Number of Lots: 1
Present Zoning: A-1
Proposed Zoning: PUD 264/A-1
Comp Plan: Level 4 and Greenway/Floodplain

The preliminary plat of Top Dog contains 4.14 gross acres located on the northeast corner of Tucson Street and 9th Street, south of the Creek Turnpike. Applicant is proposing to construct "Top Dog", a training, boarding, and daycare facility for dogs. PUD 264 has been submitted in conjunction with this preliminary plat. The property is zoned A-1 (Agriculture), which requires a minimum lot size of 5.00 acres. With PUD 264, applicant has requested the minimum lot size be reduced to 3.25 acres and has stipulated that no lot splits will be allowed

on the property.

Right-of-way will be dedicated along Tucson Street in accordance with the Subdivision Regulations. As part of the development of the Creek Turnpike, the Oklahoma Turnpike Authority acquired right-of-way along 9th Street for construction of the bridge over the Creek Turnpike. To accommodate the slope associated with the bridge, part of the existing right-of-way along 9th Street exceeds the minimum requirements of the Subdivision Regulations. Where right-of-way has not been provided along 9th Street in accordance with the Subdivision Regulations, it will be dedicated as part of this plat.

The City of Broken Arrow will provide water and sanitary sewer service to this property.

The east side of the property contains the 100-year floodplain of the west branch of Broken Arrow Creek. As per the Subdivision Regulations, Staff has requested that the 100-year floodplain area be placed in a reserve area.

Attachments: Checklist
Preliminary plat
Conceptual site layout and utilities

Recommendation: Staff recommends PT17-104, preliminary plat for Top Dog, be approved subject to the attached checklist.

Reviewed by: Larry R. Curtis

Approved by: Michael Skates

BDM