



# City of Broken Arrow

## Legislation Details (With Text)

<b>File #:</b>	17-2345	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>	Agenda Ready
<b>File created:</b>	6/21/2017	<b>In control:</b>	Planning Commission
<b>On agenda:</b>	7/13/2017	<b>Final action:</b>	7/13/2017
<b>Title:</b>	Approval of PT17-106, Preliminary Plat, Muhich Industrial Park, 71.86 acres, 10 Lots, A-1 to IL/PUD-259, one-half mile west of Evans Road, south of Kenosha Street		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. 2-CHECKLIST.MUHICH INDUSTRIAL PARK, 2. 3-PRELIMINARY PLAT RECEIVED JULY 6 2017, 3. 4-COVENANTS RECEIVED JULY 6 2017, 4. 5-CONCEPTUAL UTILITIES.PT17 106		

Date	Ver.	Action By	Action	Result
7/13/2017	1	Planning Commission		

### Broken Arrow Planning Commission 07-13-2017

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of PT17-106, Preliminary Plat, Muhich Industrial Park, 71.86 acres, 10 Lots, A-1 to IL/PUD-259, one-half mile west of Evans Road, south of Kenosha Street

#### Background:

**Applicant:** Tim Terral, Tulsa Engineering and Planning Associates, Inc.  
**Owner:** JM Assets, LP  
**Developer:** JM Assets, LP  
**Engineer:** Tulsa Engineering and Planning Associates, Inc.  
**Location:** One-half mile west of Evans Road, south of Kenosha Street  
**Size of Tract** 71.86 acres  
**Number of Lots:** 1 (10 proposed)  
**Present Zoning:** A-1 (Agricultural) to IL (Industrial Light)/PUD-259  
**Comp Plan:** Level 6 (Regional Employment/Commercial) via BACP-159

PT17-106, the preliminary plat for Muhich Industrial Park, contains 71.86 acres and is proposed to be divided into 10 lots. This property is located one-quarter mile west of Oak Grove Road, south of Kenosha Street.

A rezoning request, BAZ-1975, to change the zoning on 44.10 acres of this property from A-1 to IL was approved by City Council on April 4, 2017, along with a request for PUD-259 on the entire 71.94 acres. BAZ-1975 and PUD-259 were approved subject to the property being platted and all future development be in

compliance with all requirements of any local, state, or federal regulatory agency.

Water and sanitary sewer service to this property are available from the City of Broken Arrow. According to the FEMA maps, none of this property is located in the 100-year floodplain.

**Attachments:**        Checklist  
                             Preliminary Plat and Covenants  
                             Conceptual Utilities

**Recommendation:**

Staff recommends PT17-106, preliminary plat for Muhich Industrial Park, be approved, subject to the attached checklist.

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

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

LRC: ALY