



City of Broken Arrow

Legislation Details (With Text)

File #:	17-2872	Name:	
Type:	Consent Item	Status:	Agenda Ready
File created:	11/7/2017	In control:	Broken Arrow City Council
On agenda:	11/21/2017	Final action:	
Title:	Approval of PT17-111, Preliminary/Conditional Final Plat, Vaquero Addition, being a replat of Lot 1, Block 1 Compton Addition II, 2 lots, 1.58 acres, CH, north of Kenosha Street, one-quarter mile west of 9th Street		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 1-FACT SHEET, PLANNING COMMISSION.pdf, 2. 2-CHECKLIST.VAQUERO.pdf, 3. 3-CONDITIONAL FINAL PLAT.VAQUERO ADDITION.pdf, 4. 4-APPROVED SITE PLAN FOR COTTON PATCH CAFE.pdf, 5. 5-APPROVED SITE PLAN FOR TAKE 5 OIL CHANGE.pdf		

Date	Ver.	Action By	Action	Result
11/21/2017	1	Broken Arrow City Council	approved	Pass

Broken Arrow City Council Meeting of: 11-21-2017

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

Approval of PT17-111, Preliminary/Conditional Final Plat, Vaquero Addition, being a replat of Lot 1, Block 1 Compton Addition II, 2 lots, 1.58 acres, CH, north of Kenosha Street, one-quarter mile west of 9th Street

Background:

The preliminary/conditional final plat of Vaquero Addition is a replat of Lot 1, Block 1, Compton Addition II. The plat, which contains 2 lots on 1.58 acres, is located north of Kenosha Street, one-quarter mile west of 9th Street. A car wash that was previously located on the property has been removed. Construction of Cotton Patch Café was recently completed on Lot 2, Block 1, and Take 5 Oil Change is under construction on Lot 1, Block 1 of the proposed plat.

The plat for Compton Addition II was recorded in Tulsa County on June 19, 1984. It is the desire of the developer of the property to replat the property as Vaquero Addition and divide the property into two lots. Since there are no public infrastructure engineering plans associated with this plat, it is being treated as a preliminary/conditional final plat.

Access to the property is limited to one existing point on Kenosha Street and one point to both Fifth Street and Sixth Street. Sanitary sewer service is provided by a private six-inch sanitary sewer line. Both Cotton Patch Café and Take 5 Oil Change will be connecting their private sanitary sewer service lines to the existing private sanitary sewer line. The engineer for Vaquero Addition has done a video inspection of the private line to the north and was satisfied with its condition.

According to FEMA maps, none of the property is located within a 100-year floodplain.

Cost: \$0

Prepared By: Brent Murphy, AICP

Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department

Approved By: Michael L. Spurgeon, City Manager

Attachments: Fact Sheet, Planning Commission
Checklist
Preliminary/Conditional Final Plat
Approved site plan for Cotton Patch Cafe
Approved site plan for Take 5 Oil Change

Recommendation:

Approve PT17-111, Conditional Final Plat for Vaquero Addition, subject to the attached checklist, as recommended by the Planning Commission, Technical Advisory Committee, and Staff.

BDM