



City of Broken Arrow

Legislation Details (With Text)

File #: 18-131 **Name:**

Type: Consent Item **Status:** Agenda Ready

File created: 1/3/2018 **In control:** Planning Commission

On agenda: 1/11/2018 **Final action:**

Title: Approval of PT17-115, Preliminary Plat, Creek 51 Business Park Phase I, 11.88 acres, 4 Lots, A-1 to CG and IL/PUD-204, one-half mile south of Houston Street, west of Highway 51 and west of the Creek Turnpike

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2-CHECKLIST, 2. 3-Preliminary Plat, 3. 4-Conceptual Utilities

Date	Ver.	Action By	Action	Result
1/11/2018	1	Planning Commission	Approved, per the Staff report	Pass
1/11/2018	1	Planning Commission		

Broken Arrow Planning Commission 01-11-2018

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

Approval of PT17-115, Preliminary Plat, Creek 51 Business Park Phase I, 11.88 acres, 4 Lots, A-1 to CG and IL/PUD-204, one-half mile south of Houston Street, west of Highway 51 and west of the Creek Turnpike

Background:

Applicant: Tanner Consulting, LLC
Owner: FP Investors I, LLC
Developer: FP Investors I, LLC
Engineer: Tanner Consulting, LLC
Location: One-half mile south of Houston Street, west of Highway 51, and west of the Creek Turnpike
Size of Tract: 11.88 acres
Number of Lots: 4 proposed
Present Zoning: A-1 to CG and IL/PUD-204
Comp Plan: Level 6

PT17-115, the preliminary plat for Creek 51 Business Park Phase I, contains 11.88 acres and is proposed to be divided into 4 lots. This property, which is located one-half mile south of Houston Street, west of Highway 51,

and west of the Creek Turnpike, was rezoned from A-1 to CG and IL/PUD-204 on October 19, 2010, when the City Council approved BAZ-1865 and PUD-204. BAZ-1865 and PUD-204 were approved subject to the property being platted.

A portion of the property associated with BAZ-1865 and PUD-204 was platted as Oak Creek South Extended on December 31st, 2012. A major amendment to PUD-204 has been submitted in conjunction with this preliminary plat.

According to the FEMA maps, none of this property is located in the 100-year floodplain. Water to this development will be provided by Wagoner County Rural Water District 4. Public sanitary sewer service will be provided by the City of Broken Arrow.

Attachments: Checklist
Preliminary Plat and Covenants
Conceptual Utilities

Recommendation:

Staff recommends PT17-115, preliminary plat for Creek 51 Business Park Phase I be approved, subject to the attached checklist.

Reviewed By: Larry R. Curtis

Approved By: Michael Skates

ALY