



City of Broken Arrow

Request for Action

File #: 21-491, **Version:** 1

Broken Arrow Planning Commission
04-22-2021

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

Approval of PT21-102, Preliminary Plat, Battle Creek Commercial Center, 4.92 acres, 2 Lots, PUD-94/CG to PUD-94X/CG and CH, north of the Broken Arrow Expressway and Albany Street (61st Street), one-half mile east of Aspen Avenue (145th E. Avenue)

Background:

Applicant: Tim Terral, Tulsa Engineering and Planning, Associates, Inc.
Owner: BC Land Holding Company, LLC
Developer: BC Land Holding Company, LLC
Engineer: Tulsa Engineering and Planning, Associates, Inc.
Location: North of the Broken Arrow Expressway and Albany Street (61st Street), one-half mile east of Aspen Avenue (145th E. Avenue)
Size of Tract 4.92 acres
Number of Lots: 2
Present Zoning: PUD-94/CG to PUD-94X/CG and CH
Comp Plan: Level 6

PT21-102, the preliminary plat for Battle Creek Commercial Center, contains 4.92 acres with 2 proposed lots. This property, which is located north of the Broken Arrow Expressway and Albany Street (61st Street), one-half mile east of Aspen Avenue (145th E. Avenue), is presently zoned PUD-94/CG. On March 2, 2021, the City Council approved PUD-94X along with BAZ-2079, a request to change the underlying zoning on the property from CG to CG and CH, subject to the property being platted.

PUD-94X divided the 4.92 acres into two Tracts, A and B. Tract A, which is the same as Lot 1, Block 1, contains 3.00 acres. This lot will be developed in accordance with the use and development regulations of the CG district except as modified by the PUD. A Kennel and Animal Training School is being contemplated on this property, however, all uses allowed in the CG district are permitted. The kennels will be screened from Albany Drive by existing and proposed trees and other landscaping. Architectural metal fencing will also be used around the kennel area.

Tract B, which is being platted at Lot 2, Block 1, contains 1.92 acres. This lot will be developed in accordance with the use and development regulations of the CG district, except as modified by the PUD.

According to FEMA maps, none of the property is in a 100-year floodplain area. Water and sanitary sewer service will be provided by the City of Broken Arrow. A high-pressure pipeline passes through Lot 2, Block 1. In accordance with the Subdivision Regulations, the preliminary plat shows a 50-foot building line setback from each side of the pipeline.

Attachments: Checklist
Preliminary plat and covenants
Conceptual utility plan

Recommendation:

Staff recommends PT21-102, preliminary plat for Battle Creek Commercial Center, be approved, subject to the attached checklist.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

BDM