



# City of Broken Arrow

## Request for Action

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**File #:** 17-2066, **Version:** 1

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**Broken Arrow Planning Commission**  
**04-27-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of PT17-101, Preliminary Plat, 121 Elm, 3 lots, 8.91 acres, A-1 to CN/PUD-199A, south and west of the southwest corner of Elm Place and Tucson Street

**Background:**

**Applicant:** Tim Terral, Tulsa Engineering and Planning Associates  
**Owner:** Stone Horse Development, LLC  
**Developer:** Stone Horse Development, LLC  
**Engineer:** Tulsa Engineering and Planning Associates  
**Location:** South and west of the southwest corner of Elm Place and Tucson Street  
**Size of Tract:** 8.91 acres  
**Number of Lots:** 3  
**Present Zoning:** A-1  
**Proposed Zoning:** CN/PUD-199A  
**Comp Plan:** Level 4

The preliminary plat of, "121 Elm" contains 8.91 acres, located south and west of the southwest corner of Elm Place and Tucson Street. This property is presently undeveloped and unplatted. On March 17, 2009, the City Council approved BAZ-1825 changing the zoning on this property from A-1 (Agriculture) to CN (Commercial Neighborhood), along with PUD-199. BAZ-1825 and PUD-199 were approved, subject to the property being platted. A preliminary plat, Wilburn Square, consisting of 13.00 acres was reviewed and approved by the Planning Commission on February 26, 2009; however, only the northeast corner of the property was platted. On June 24, 2009, "CVS at Wilburn Square," containing 2.71 acres was recorded in Tulsa County, and a CVS pharmacy was constructed on the property. The rest of the property has remained undeveloped and unplatted. PUD-199A, a request for a minor amendment to PUD-199, has been submitted in conjunction with this preliminary plat.

The 100-year floodplain boundaries have changed in this area since 2009. As a result, applicant has submitted a new preliminary plat, "121 Elm." In addition, a mutual access easement was proposed across the north part of the property. This mutual access easement is no longer proposed.

Three points of access are proposed to Tucson Street. The eastern most access point is shared with CVS Pharmacy. There is one point of access to Elm Place that is also shared with CVS Pharmacy. Water and sanitary sewer service to the addition will be provided by the City of Broken Arrow. According to

FEMA maps, 100-year floodplain associated with an unnamed stream is located near the center of the property. All of the 100-year floodplain is shown to be located in Reserve A.

The Technical Advisory Committee will review this preliminary plat of, 121 Elm on April 25, 2017.

**Attachments:** Checklist  
Preliminary plat and covenants  
Conceptual Utilities

**Recommendation:** Staff recommends PT17-101, preliminary plat for 121 Elm, be approved subject to the attached checklist.

**Reviewed By:** Larry Curtis

**Approved By:** Michael Skates

BDM