



# City of Broken Arrow

## Request for Action

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**File #:** 17-2330, **Version:** 1

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**Broken Arrow Planning Commission**  
**06-22-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Consideration and possible action regarding PT17-104, Preliminary Plat, Top Dog, 1 lot, 4.14 acres, A-1 to PUD (Planned Unit Development) 264/A-1, northeast corner of Tucson Street and 9<sup>th</sup> Street

**Background:**

**Applicant:** Mark B. Capron, Sisemore Weisz and Associates  
**Owner:** John Day  
**Developer:** John Day  
**Engineer:** Sisemore Weisz and Associates  
**Location:** Northeast corner of Tucson Street and 9th Street  
**Size of Tract:** 4.14 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1  
**Proposed Zoning:** PUD 264/A-1  
**Comp Plan:** Level 4 and Greenway/Floodplain

The preliminary plat of Top Dog contains 4.14 gross acres located on the northeast corner of Tucson Street and 9<sup>th</sup> Street, south of the Creek Turnpike. Applicant is proposing to construct “Top Dog”, a training, boarding, and daycare facility for dogs. PUD 264 has been submitted in conjunction with this preliminary plat. The property is zoned A-1 (Agriculture), which requires a minimum lot size of 5.00 acres. With PUD 264, applicant has requested the minimum lot size be reduced to 3.25 acres and has stipulated that no lot splits will be allowed on the property.

Right-of-way will be dedicated along Tucson Street in accordance with the Subdivision Regulations. As part of the development of the Creek Turnpike, the Oklahoma Turnpike Authority acquired right-of-way along 9<sup>th</sup> Street for construction of the bridge over the Creek Turnpike. To accommodate the slope associated with the bridge, part of the existing right-of-way along 9<sup>th</sup> Street exceeds the minimum requirements of the Subdivision Regulations. Where right-of-way has not been provided along 9<sup>th</sup> Street in accordance with the Subdivision Regulations, it will be dedicated as part of this plat.

The City of Broken Arrow will provide water and sanitary sewer service to this property.

The east side of the property contains the 100-year floodplain of the west branch of Broken Arrow Creek. As

per the Subdivision Regulations, Staff has requested that the 100-year floodplain area be placed in a reserve area.

**Attachments:** Checklist  
Preliminary plat  
Conceptual site layout and utilities

**Recommendation:** Staff recommends PT17-104, preliminary plat for Top Dog, be approved subject to the attached checklist.

**Reviewed by:** Larry R. Curtis

**Approved by:** Michael Skates

BDM