



City of Broken Arrow

Request for Action

File #: 17-2345, **Version:** 1

Broken Arrow Planning Commission
07-13-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT17-106, Preliminary Plat, Muhich Industrial Park, 71.86 acres, 10 Lots, A-1 to IL/PUD-259, one-half mile west of Evans Road, south of Kenosha Street

Background:

Applicant: Tim Terral, Tulsa Engineering and Planning Associates, Inc.
Owner: JM Assets, LP
Developer: JM Assets, LP
Engineer: Tulsa Engineering and Planning Associates, Inc.
Location: One-half mile west of Evans Road, south of Kenosha Street
Size of Tract 71.86 acres
Number of Lots: 1 (10 proposed)
Present Zoning: A-1 (Agricultural) to IL (Industrial Light)/PUD-259
Comp Plan: Level 6 (Regional Employment/Commercial) via BACP-159

PT17-106, the preliminary plat for Muhich Industrial Park, contains 71.86 acres and is proposed to be divided into 10 lots. This property is located one-quarter mile west of Oak Grove Road, south of Kenosha Street.

A rezoning request, BAZ-1975, to change the zoning on 44.10 acres of this property from A-1 to IL was approved by City Council on April 4, 2017, along with a request for PUD-259 on the entire 71.94 acres. BAZ-1975 and PUD-259 were approved subject to the property being platted and all future development be in compliance with all requirements of any local, state, or federal regulatory agency.

Water and sanitary sewer service to this property are available from the City of Broken Arrow. According to the FEMA maps, none of this property is located in the 100-year floodplain.

Attachments: Checklist
Preliminary Plat and Covenants
Conceptual Utilities

Recommendation:

Staff recommends PT17-106, preliminary plat for Muhich Industrial Park, be approved, subject to the attached checklist.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

LRC: ALY