



City of Broken Arrow

Request for Action

File #: 17-2415, **Version:** 1

Broken Arrow Planning Commission
07-27-2017

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

Approval of PT17-109, Preliminary Plat, Ronda Norton Center II, 1 lot, 4.55 acres, PUD 94/CG to PUD 94S-1/CH, one-half mile south of Omaha Street, one-quarter mile east of Aspen Avenue

Background:

Applicant: Theodore A Sack, Sack and Associates, Inc.
Owner: Tahoe Properties, LLC
Developer: Tahoe Properties, LLC
Engineer: Sack and Associates, Inc.
Location: One-half mile south of Omaha Street, one-quarter mile east of Aspen Avenue
Size of Tract 4.55 acres
Number of Lots: 1
Present Zoning: PUD 94/CG
Proposed Zoning: PUD 94S-1/CH
Comp Plan: Level 6

The preliminary plat of Ronda Norton Center II, which contains one lot of 4.55 acres, is located one-half mile south of Omaha Street, one-quarter mile east of Aspen Avenue. PUD 94S-1 and BAZ 1983, a request to change the underlying zoning from CG to CH, has been submitted in conjunction with this preliminary plat. Jim Norton Chevrolet, which is located immediately to the west, wants to expand onto this property.

The property associated with Ronda Norton Center II is part of Battlecreek, PUD 94. PUD 94, along with BAZ 1236, was approved by the City Council on November 16, 1995, subject to the property being platted. As part of PUD 94, the property was designated as "Commercial Office" for retail commercial, office, hotel and restaurant use. On November 16, 2010, the City Council approved a revised application for PUD 94-O, subject to the property being platted. In PUD 94-O, the property associated with Ronda Norton Center II was designated as "Commercial" and permitted uses were identified as those permitted within a C-2 District as existing on January 31, 2008. The portion of the property associated with Ronda Norton Center II that is located in PUD 94-O has never been platted, therefore the zoning remains CG/PUD 94.

None of the property within the preliminary plat is located within a 100-year floodplain. Water and sanitary sewer service to the addition will be provided by the City of Broken Arrow. As per PUD 94S-1, the property will have one point of access to Albany Drive, but no access to Granger Street.

Attachments: Checklist
Preliminary plat and covenants
Conceptual utility plan

Recommendation: Staff recommends PT17-109, preliminary plat for Ronda Norton Center II, be approved subject to the attached checklist.

Reviewed By: Larry Curtis

Approved By: Michael Skates

BDM