



City of Broken Arrow

Request for Action

File #: 17-2872, Version: 1

**Broken Arrow City Council
Meeting of: 11-21-2017**

To: Mayor and City Council Members
From: Development Services Department
Title: Approval of PT17-111, Preliminary/Conditional Final Plat, Vaquero Addition, being a replat of Lot 1, Block 1 Compton Addition II, 2 lots, 1.58 acres, CH, north of Kenosha Street, one-quarter mile west of 9th Street

Background:

The preliminary/conditional final plat of Vaquero Addition is a replat of Lot 1, Block 1, Compton Addition II. The plat, which contains 2 lots on 1.58 acres, is located north of Kenosha Street, one-quarter mile west of 9th Street. A car wash that was previously located on the property has been removed. Construction of Cotton Patch Café was recently completed on Lot 2, Block 1, and Take 5 Oil Change is under construction on Lot 1, Block 1 of the proposed plat.

The plat for Compton Addition II was recorded in Tulsa County on June 19, 1984. It is the desire of the developer of the property to replat the property as Vaquero Addition and divide the property into two lots. Since there are no public infrastructure engineering plans associated with this plat, it is being treated as a preliminary/conditional final plat.

Access to the property is limited to one existing point on Kenosha Street and one point to both Fifth Street and Sixth Street. Sanitary sewer service is provided by a private six-inch sanitary sewer line. Both Cotton Patch Café and Take 5 Oil Change will be connecting their private sanitary sewer service lines to the existing private sanitary sewer line. The engineer for Vaquero Addition has done a video inspection of the private line to the north and was satisfied with its condition.

According to FEMA maps, none of the property is located within a 100-year floodplain.

Cost: \$0

Prepared By: Brent Murphy, AICP

**Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department**

Approved By: Michael L. Spurgeon, City Manager

Attachments: Fact Sheet, Planning Commission

Checklist
Preliminary/Conditional Final Plat
Approved site plan for Cotton Patch Cafe
Approved site plan for Take 5 Oil Change

Recommendation:

Approve PT17-111, Conditional Final Plat for Vaquero Addition, subject to the attached checklist, as recommended by the Planning Commission, Technical Advisory Committee, and Staff.

BDM