



City of Broken Arrow

Request for Action

File #: 18-118, **Version:** 1

Broken Arrow Planning Commission
01-11-2018

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT17-104, Conditional Final Plat, Top Dog Training Facility, 1 lot, 4.14 acres, A-1 to PUD (Planned Unit Development) 264/A-1, northeast corner of Tucson Street and 9th Street

Background:

Applicant: Mark B. Capron, Sisemore Weisz & Associates
Owner: John Day
Developer: John Day
Engineer: Sisemore Weisz & 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 conditional final plat of Top Dog contains 4.14 gross acres located on the northeast corner of Tucson Street and 9th Street, south of the Creek Turnpike. Applicant is proposing to construct “Top Dog”, a training, boarding, and daycare facility for dogs. PUD 264, which was submitted in conjunction with the preliminary plat, was approved by the City Council on July 18, 2017, subject to the property being platted. The property is zoned A-1 (Agriculture), which requires a minimum lot size of 5.00 acres. With PUD 264, applicant requested that the minimum lot size be reduced to 3.25 acres and has stipulated that no lot splits will be allowed on the property. The preliminary plat for Top Dog Training Facility was approved by the Planning Commission on June 22, 2017, subject to an attached checklist.

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 9th 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 9th Street exceeds the minimum requirements of the Subdivision Regulations. Where right-of-way has not been provided along 9th Street in accordance with the Subdivision Regulations, it will be dedicated as part of this plat. As per PUD 264, sidewalks will be constructed along both 9th Street and Tucson Street in accordance with the Subdivision Regulations or funds placed in escrow for construction of the sidewalks in the future.

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, the 100-year floodplain area has been placed in a reserve area. The reserve area will be maintained by the property owner.

Attachments: Checklist
Conditional final plat

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

Reviewed by: Larry Curtis

Approved by: Michael Skates

BDM