



City of Broken Arrow

Request for Action

File #: 18-131, **Version:** 1

Broken Arrow Planning Commission
01-11-2018

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

Approval of PT17-115, Preliminary Plat, Creek 51 Business Park Phase I, 11.88 acres, 4 Lots, A-1 to CG and IL/PUD-204, one-half mile south of Houston Street, west of Highway 51 and west of the Creek Turnpike

Background:

Applicant: Tanner Consulting, LLC
Owner: FP Investors I, LLC
Developer: FP Investors I, LLC
Engineer: Tanner Consulting, LLC
Location: One-half mile south of Houston Street, west of Highway 51, and west of the Creek Turnpike
Size of Tract: 11.88 acres
Number of Lots: 4 proposed
Present Zoning: A-1 to CG and IL/PUD-204
Comp Plan: Level 6

PT17-115, the preliminary plat for Creek 51 Business Park Phase I, contains 11.88 acres and is proposed to be divided into 4 lots. This property, which is located one-half mile south of Houston Street, west of Highway 51, and west of the Creek Turnpike, was rezoned from A-1 to CG and IL/PUD-204 on October 19, 2010, when the City Council approved BAZ-1865 and PUD-204. BAZ-1865 and PUD-204 were approved subject to the property being platted.

A portion of the property associated with BAZ-1865 and PUD-204 was platted as Oak Creek South Extended on December 31st, 2012. A major amendment to PUD-204 has been submitted in conjunction with this preliminary plat.

According to the FEMA maps, none of this property is located in the 100-year floodplain. Water to this development will be provided by Wagoner County Rural Water District 4. Public sanitary sewer service will be provided by the City of Broken Arrow.

Attachments: Checklist
Preliminary Plat and Covenants
Conceptual Utilities

Recommendation:

Staff recommends PT17-115, preliminary plat for Creek 51 Business Park Phase I be approved, subject to the attached checklist.

Reviewed By: Larry R. Curtis

Approved By: Michael Skates

ALY