



# City of Broken Arrow

## Request for Action

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**File #: 18-308, Version: 1**

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**Broken Arrow Planning Commission  
03-08-2018**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of PT18-103, Preliminary/Conditional Final Plat, Alfa Laval, 1 lot, 35.45 acres, IL, one-half mile south of Houston Street, east of 9<sup>th</sup> Street

**Background:**

**Applicant:** Khoury Engineering, Inc.  
**Owner:** Alfa Laval, Inc.  
**Developer:** Alfa Laval, Inc.  
**Engineer:** Khoury Engineering, Inc.  
**Location:** One-half mile south of Houston Street, east of 9th Street  
**Size of Tract** 35.45 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1 to IL  
**Comp Plan:** Level 6

The preliminary/conditional final plat of Alfa Laval contains 35.45 acres located one-half mile south of Houston Street, east of 9<sup>th</sup> Street. The property is zoned Industrial Light (IL) and is designated as Regional Employment/Commercial in the Comprehensive Plan.

On March 7, 2017, the City Council approved BAZ-1971 to change the zoning designation on a 26.2-acre undeveloped tract located east of the existing Alfa Laval facility from A-1 (Agricultural) to IL (Industrial Light) subject to the property being platted and a PUD (Planned Unit Development) being submitted and approved by the City Council. On December 5, 2017, the City Council approved PUD-268 for Alfa Laval to expand the existing industrial operation located at 1201 S. 9<sup>th</sup> Street. The expanded site includes the existing facility and the rezoned property to the east. The PUD approval was subject to platting and to conditions of approval including the dedication of street right-of-way along the south boundary of the project site to extend E. Nashville Street nearly to the eastern boundary of the site.

The west part of the rezoned property was initially platted as part of "Lynn Lane Industrial Park," recorded in Tulsa County in 1974. The plat included the Nashville Street right-of-way (ROW) that divided the plat into two blocks and extended eastward from 9<sup>th</sup> Street a distance of 1,237.2 feet. In 1994, the plat was amended resulting in the combination of lots to create the "Amended Plat of Lynn Lane Industrial Park" (the lot where Alfa Laval's facility is now located). It also vacated a portion of the project site resulting in that portion being unplatted. The street ROW that was dedicated as part of the Lynn Lane Industrial Park was never constructed,

and the ROW was relocated to the south boundary of the industrial park site with the amended plat.

With approval of PT18-103, the applicant proposes to plat the entire Alfa Laval site included within PUD-268 and to dedicate street right-of-way shown as Reserve "A." A request to vacate the "Amended Plat of Lynn Lane Industrial Park" is being processed simultaneously with the Alfa Laval plat.

The existing driveway entrance along Lynn Lane will remain, and additional driveways are proposed along the south boundary where E. Nashville Street is being extended.

The City of Broken Arrow provides water and sanitary sewer to the existing facility. Service will be extended to the new buildings on site. A new water line is planned along the north side of the E. Nashville Street extension. Two detention ponds are proposed at the east end of the site.

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

**Attachments:** Checklist  
Alfa Laval preliminary plat  
Alfa Laval conditional final plat  
Lynn Lane Industrial Park Plat  
Amended Plat of Lynn Lane Industrial Park

**Recommendation:** Staff recommends PT18-103, preliminary plat for Alfa Laval, be approved subject to the attached checklist.

**Reviewed By:** **Larry R. Curtis**

**Approved By:** **Michael W. Skates**

LRC: JMW