



# City of Broken Arrow

## Request for Action

---

**File #:** 18-1249, **Version:** 1

---

**Broken Arrow Planning Commission  
11-15-2018**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of PT17-101, Conditional Final Plat, 121 Elm, 1 lot, 1.43 acres, A-1 to CN/PUD-199A, south and west of the southwest corner of Elm Place and Tucson Street

**Background:**

**Applicant:** Tanner Consulting, LLC  
**Owner:** K&S Commercial, LLC  
**Developer:** K&S Commercial, LLC  
**Engineer:** Tanner Consulting, LLC  
**Location:** South and west of the southwest corner of Elm Place and Tucson Street  
**Size of Tract:** 1.43 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1  
**Proposed Zoning:** CN/PUD-199A  
**Comp Plan:** Level 4

PT17-101, the conditional final plat for “121 Elm” contains 1.43 acres, is one lot and is located south and west of the southwest corner of Elm Place and Tucson Street.

On March 17, 2009, the City Council approved BAZ-1825 to change the zoning on the property from A-1 to CN along with PUD-199. BAZ-1825 and PUD-199 were approved subject to the property being platted. A preliminary plat, Wilburn Square, which contained 13.00 acres, was reviewed and approved by the Planning Commission on February 26, 2009. However, only the northeast corner of the property was platted. On June 24, 2009, “CVS at Wilburn Square,” which contained 2.71 was recorded in Tulsa County, and a CVS pharmacy was constructed on the property. The rest of the property has remained undeveloped and unplatted. PUD-199A, a request for a minor amendment to PUD-199, was submitted with the preliminary plat for “121 Elm” and was approved by the Planning Commission on April 27, 2017.

Water and sanitary sewer service to the addition will be provided by the City of Broken Arrow. According to FEMA maps, 100-year floodplain associated with an unnamed stream is located near the west side of the property. All of the 100-year floodplain is shown to be located outside of this property.

The Technical Advisory Committee reviewed the preliminary plat for 121 Elm on November 13, 2018.

**Attachments:** Checklist  
Conditional Final plat and covenants

**Recommendation:** Staff recommends PT17-101, conditional final plat for 121 Elm, be approved subject to the attached checklist.

**Reviewed By:** Larry Curtis

**Approved By:** Michael Skates

ALY