



# City of Broken Arrow

## Request for Action

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**File #: 18-1378, Version: 1**

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**Broken Arrow City Council  
Meeting of: 12-04-2018**

**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:**

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.

This item was heard by TAC on November 13, 2018 and was recommended for approval (3-0 vote) by the Planning Commission in their meeting of November 15, 2018, per Staff recommendation. No one spoke against this item.

**Cost:** \$0

**Funding Source:** None

**Requested By:** Michael Skates, Development Services Director

**Approved By:** Michael L. Spurgeon, City Manager

**Attachments:** Published Planning Commission Factsheet  
Checklist  
Conditional Final Plat and Covenants

**Recommendation:**

Approve PT17-101, Conditional Final Plat for “121 Elm”, subject to the attached checklist, as recommended by the Planning Commission, Technical Advisory Committee, and Staff.