



City of Broken Arrow

Request for Action

File #: 18-1388, **Version:** 1

**Broken Arrow Planning Commission
12-06-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT18-111, Preliminary Plat, Dollar General Broken Arrow #20251, 1.88 acres, 1 Lot, A-CH to CG/PUD-283 via BAZ-2015, located west of the southwest corner of Aspen Avenue and Omaha Street

Background:

Applicant: AAB Engineering, LLC
Owner: James Morrow
Developer: Dollar General
Engineer: AAB Engineering, LLC
Location: West of the southwest corner of Aspen Avenue and Omaha Street
Size of Tract 1.88 acres
Number of Lots: 1
Present Zoning: A-CH to CG/PUD-283 via BAZ-2015
Comp Plan: Level 6

PT18-111, the preliminary plat for Dollar General Broken Arrow #20251 contains one lot of 1.88 acres. This property, which is located west of the southwest corner of Aspen Avenue and Omaha Street, is presently zoned A-CH to CG/PUD-283. BAZ-2015 and PUD-283 that changed the zoning on the property associated with this plat from A-CH to CG/PUD-283 was conditionally approved by the City Council on November 6, 2018. A Dollar General is proposed to be developed on the property.

With the Dollar General Broken Arrow #20251 plat, access is limited to one point to Omaha Street. The spacing requirements for the access point on this site were modified with PUD-283 and will be separated from the existing drive to the west no less than 200' measured from centerline to centerline. A mutual access easement is being provided for shared access with the adjoining property to the east.

According to the FEMA maps, none of the property associated with this plat is located in a 100-year floodplain area.

Water service to the property will be provided by the City of Broken Arrow. Sewer service is provided by the City of Tulsa.

Attachments: Checklist
Preliminary Plat and Covenants
Conceptual Utilities

Recommendation:

Staff recommends PT18-111, preliminary plat for Dollar General Broken Arrow #20251, be approved, subject to the attached checklist.

Reviewed By: Larry R. Curtis

Approved By: Michael Skates

ALY