



City of Broken Arrow

Request for Action

File #: 19-526, **Version:** 1

Broken Arrow Planning Commission
05-09-2019

To: Chairman and Commission Members
From: Development Services Department

Title: Approval of PT17-115A, Revised Preliminary Plat, Creek 51 Business Park, 97.21 acres, 8 Lots, A-1 to CG and IL/PUD-204A, one-half mile south of Houston Street (81st Street), west of Highway 51

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
Size of Tract 97.21 acres
Number of Lots: 8 proposed
Present Zoning: A-1 to CG and IL/PUD-204A
Comp Plan: Level 6

PT17-115A, the revised preliminary plat for Creek 51 Business Park, contains 97.21 acres and is proposed to be divided into 8 lots. This property, which is located one-half mile south of Houston Street, west of Highway 51, 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, PUD-204A, was approved by the City Council on February 6, 2018. A preliminary plat was approved on a portion of this property by the Planning Commission on January 11, 2018. Since that time, the developer has chosen to include the entire site in the preliminary plat.

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

Attachments: Checklist
Revised Preliminary Plat, Covenants, and Conceptual Utilities

Recommendation:

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

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

ALY