



# City of Broken Arrow

## Request for Action

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**File #:** 19-541, **Version:** 1

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**Broken Arrow Planning Commission**  
**05-09-2019**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of PT19-108, Preliminary Plat, Harvest Center, 75.03 acres, 2 Lots, A-1 to PUD-289/IL, one-half mile north of Houston Street (81st Street), west of 23rd Street (County Line Road)

**Background:**

**Applicant:** Tim Terral, Tulsa Engineering & Planning Associates, Inc.  
**Owner:** Harvest Property Investments, LLC and Margaret Scraper Trust  
**Developer:** Harvest Property Investments, LLC  
**Engineer:** Tulsa Engineering & Planning Associates, Inc.  
**Location:** One-half mile north of Houston Street (81st Street), west of 23rd Street (County Line Road)  
**Size of Tract** 75.03 acres  
**Number of Lots:** 2  
**Present Zoning:** A-1 (PUD-289/IL via BAZ-2025 proposed)  
**Comp Plan:** Level 6

PT19-108, the preliminary plat for Harvest Center, contains 75.03 acres with two proposed lots. This property, which is located one-half mile north of Houston Street (81st Street), west of 23rd Street (County Line Road) on the southwest corner of College Street and 23<sup>rd</sup> Street, is presently zoned A-1. PUD-289, along with BAZ-2025 (a request to change the zoning from A-1 to IL) will be heard by the City Council on May 21, 2019.

Lot 1, which coincides with Development Area A of PUD-289, will be the first area to be developed. According to the applicant, an industry that produces lights for vehicle trailers is proposing to locate their corporate offices at this site. They will have approximately 50 employees working one shift during the daytime hours. In addition, there would be 6 - 7 trucks accessing the site per day.

As part of PUD-289, each lot is allowed two points of access to College Street. On Lot 1, Block 1, the access points align with access points associated with two churches located on the north side of College Street. The property north of Lot 2 where the other access points will occur is undeveloped.

Preliminary engineering plans are being prepared in association with the widening of 23rd Street to five lanes. In conjunction with these improvements, College Street, which is an intersecting collector street, will be expanded to 36 feet in width within approximately 600 feet of the intersection with 23rd Street. As part of the

site plan process, wider turn lanes may be required to accommodate the truck turning movements on College Street.

Water and sanitary sewer service will be provided by the City of Broken Arrow. The site is well served by several large water lines. There is an existing sanitary sewer line along 23rd Street. As part of the platting process, a new sanitary sewer line will be constructed along the south part of the property.

According to FEMA maps, none of the property is located in a 100-year floodplain area. However, there is an existing drainage channel and pond in Lot 2, Block 1.

**Attachments:** Checklist  
Preliminary Plat and Covenants  
Conceptual Utilities  
Preliminary Engineering Plans for College Street Improvements

**Recommendation:**

Staff recommends PT19-108, preliminary plat for Harvest Center, be approved, subject to the attached checklist.

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

BDM