



City of Broken Arrow

Request for Action

File #: 19-644, **Version:** 1

Broken Arrow Planning Commission
06-13-2019

To: Chairman and Commission Members
From: Development Services Department

Title: Approval of PT19-107, Conditional Final Plat, Creek Center, a replat of a part of Possum Run Addition, 1.05 acres, 1 Lot, A-1 (Agricultural) to CG (Commercial General), west of the southwest corner of Kenosha Street (71st Street) and 51st Street (Evans Road)

Background:

Applicant: EuroTexan Investments, LLC
Owner: EuroTexan Investments, LLC
Developer: EuroTexan Investments, LLC
Engineer: Bird Surveying & Design, PLLC
Location: West of the southwest corner of Kenosha Street (71st Street) and 51st Street (Evans Road)
Size of Tract 1.05 acres
Number of Lots: 1 proposed
Present Zoning: A-1 (Agricultural) to CG (Commercial General)
Comp Plan: Level 4 (Commercial/Employment Nodes)

PT19-107, the conditional final plat for Creek Center, contains 1.05 acres and is proposed to be developed as one lot. This property, which is located west of the southwest corner of Kenosha Street(71st Street) and 51st Street (Evans Road), was rezoned from A-1 to CG on November 6, 2018, when the City Council approved BAZ-2013, subject to the property being replatted. The preliminary plat for Creek Center was approved by the Planning Commission on May 9, 2019.

This property is currently being used for commercial purposes and was originally platted in Wagoner County as a part of Possum Run on February 4, 1980. The property was annexed into the city limits of Broken Arrow on February 18, 1980 by Ordinance No. 819.

According to the FEMA maps, none of this property is located in the 100-year floodplain. Water to this development will be available from City of Broken Arrow. Since the development is in excess of 300-feet from the nearest public sanitary sewer line, sanitary sewer service is proposed to be provided through the use of a septic system to be approved by DEQ and utilities.

Attachments: Checklist

Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT19-107, conditional final plat for Creek Center be approved, subject to the attached checklist.

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

ALY