



# City of Broken Arrow

## Request for Action

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**File #:** 18-1165, **Version:** 1

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**Broken Arrow Planning Commission  
10-11-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding BAZ-2013, EuroTexan, 1.05 acres, 1 lot, A-1 to CG, west of the southwest corner of Kenosha Street and Evans Road

**Background:**

**Applicant:** EuroTexan Investments  
**Owner:** EuroTexan Investments  
**Developer:** EuroTexan Investments  
**Engineer:** N/A  
**Location:** West of the southwest corner of Kenosha Street and Evans Road  
**Size of Tract:** 1.05 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1  
**Comp Plan:** Level 4 (Commercial/Employment Nodes)

BAZ-2013 is a request to change the zoning designation on a 1.05-acre tract from A-1 (Agricultural) to CG (Commercial General). The property is located west of the southwest corner of Kenosha Street and Evans Road.

The property is currently being used for commercial purposes and was platted in Wagoner County as Possum Run on February 4, 1980. There are currently two buildings on the property, one being a retail center which was most recently a roofing company and a second building that has mainly been used for storage. The new property owners intend to remove the storage building and construct a new commercial building in the future.

This property was annexed into the City of Broken Arrow February 18, 1980 by Ordinance No. 819. Although this property has been previously been platted in Wagoner County, this was completed before the property was annexed into the City Limits of Broken Arrow and the property does not meet Broken Arrow Subdivision Regulation requirements.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

| Location | Development Guide | Zoning | Land Use    |
|----------|-------------------|--------|-------------|
| North    | Level 4           | CN     | Commercial  |
| East     | Level 4           | CN     | Commercial  |
| South    | Level 3           | A-1    | Undeveloped |
| West     | Level 3           | A-1    | Undeveloped |

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

The property is designated as Level 4 in the Comprehensive Plan. CG zoning is identified as being in conformance with the Comprehensive Plan in Level 4.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
Possum Run Plat and Covenants  
Ordinance No. 819

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2013 be approved, subject to the property being replatted.

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael W. Skates

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