



City of Broken Arrow

Request for Action

File #: 24-1073, **Version:** 1

Broken Arrow Planning Commission
08-08-2024

To: Chair and Commission Members
From: Community Development Department
Title:

Approval of PR-000577-2023|PT-001609-2024, Floral Haven Expansion, Preliminary Plat, 9.041 acres, 1 lot, A-1 (Agricultural) and R-1 (Single Family Residential), north of Kenosha Street (71st Street), one-quarter mile west of Olive Avenue (129th E. Avenue)

Background:

Applicant: Lou Reynolds

Owner: G-71 INC

Developer: Floral Haven Cemetery

Engineer: NA

Location: North of West Kenosha Street (East 71st Street South), and one quarter mile west of South Olive Avenue (South 129th East Avenue)

Size of Tract 9.041 acres

Number of Lots: 1

Zoning: A-1 and R-1

Comp Plan: Level 3 (Transitional Area) and Public/Semi-Public

PR-000577-2023|PT-001609-2024, the preliminary plat for Floral Haven, proposes to have 1 lot on 9.041 acres. This property is located north of West Kenosha Street (East 71st Street South), and one quarter mile west of South Olive Avenue (South 129th East Avenue). This property is currently unplatted.

PT-001609-2024 is a proposed preliminary plat, which is designed to support the expansion of Floral Haven. The existing lot does not meet the frontage requirement for the A-1 zoning district, which is 330'. Right now, this site has approximately 75' of frontage onto Kenosha Street, as well as 50' of frontage onto W Queens street, which is a stub street from the residential neighborhood to the west.

BAZ-001334-2024 and SP-001335-2024 was discussed by City Council on April 16th, May 7th, May 21st, and June 17th, 2024, where it was tabled indefinitely. This does not affect the platting of this parcel, but it does mean that even if this parcel was platted, it would not support the expansion of Floral Haven until the property is rezoned, and a specific use permit is approved.

This Preliminary Plat is only a 9.041 acre portion of the existing parcel. If PT-001609-2024 were approved, it would create a 21.089 acre remainder parcel, which only has frontage onto the stub street to the residential neighborhood to the west. This would increase the nonconformity.

If the parcel were to be consolidated with the property to the east, which is now currently in use as Floral Haven, the lot would no longer be non-conforming. Any necessary right-of-way and utility easements could be dedicated by separate instrument as a condition of the lot consolidation.

According to FEMA maps, a portion of the property, which is currently not included in this plat, is in a 100-year floodplain area. Water and sanitary sewer service are available from the City of Broken Arrow. This item was reviewed by the Technical Advisory Committee on July 30, 2024.

Attachments:

PR-000577-2024 Floral Haven Conditional Final Plat and Checklist

Recommendation:

Staff recommends PR-000577-2023|PT-001609-2024, preliminary plat for Floral Haven, be denied. Due to the pending review of the Rezoning and Specific Use Permit applications by City Council, Staff recommends that a lot consolidation be considered by the City Council in conjunction with BAZ-001334-2024 and SP-001335-2024.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

HMB/ALY