

**Broken Arrow Planning Commission
10-24-2024**

To: Chairman and Commission Members
From: Community Development Department
Title:
..title

Public hearing, consideration, and possible action regarding BAZ-001765-2024 (Rezoning), Ellsworth Asphalt Plant, 12.83 acres, IL (Industrial Light) & CG (Commercial General) to IH (Industrial Heavy) & FD (Floodplain District), directly south of Houston Street (81st Street) and approximately one sixteenth mile west of 23rd Street (193rd Avenue/County Line Road)

..End

Background:

Applicant: Lou Reynolds, Eller & Detrich
Owner: Steve Couch, Import Markets, Inc
Developer: Robert Ellsworth, Ellsworth Construction
Engineer: Nicole Watts & Mark Capron, Wallace Design Collective
Location: directly south of Houston Street (81st Street) and approximately one sixteenth mile west of 23rd Street (193rd Avenue/County Line Road)
Size of Tract 12.83 acres
Number of Lots: 1
Present Zoning: IL (Industrial Light) & CG (Commercial General)
Proposed Zoning: IH (Industrial Heavy) & FD (Floodplain District)
Comp Plan: Level 7 (Major Industrial)

BAZ-001765-2024 is a request to change the zoning designation on 12.83 acres from IL (Industrial Light) & CG (Commercial General) to IH (Industrial Heavy) & FD (Floodplain District). The property is located directly south of Houston Street (81st Street) and west of 23rd Street (193rd Avenue/County Line Road) and is currently un-platted.

The applicant is requesting to rezone the lot in preparation for the development of the Ellsworth Asphalt Plant, which is permitted by right in the IH zoning district. This property meets all of the dimensional standards for the IH zoning district.

This property is designated as Level 7 in the Comprehensive Plan and requested IH zoning is in accordance with that designation.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

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

Location	Comprehensive Plan	Zoning	Land Use
North	Level 6	AG	Residential
East	Level 7	CG	Undeveloped
South	Level 7	IH	Concrete Plant
West	Level 7	IH	Concrete

According to FEMA’s National Flood Hazard Layer, the eastern section of the property is located in the 100-year floodplain and is proposed to be rezoning as FD.

Attachments:

- Case Map
- Aerial Image
- Comprehensive Plan

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001765-2024 be approved subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rock Henkil

JTH