



Fact Sheet

File #: 15-367, Version: 1

Broken Arrow Planning Commission
09-10-2015

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BAZ 1943, Ross Property, 4.13 acres, A-1 to CG, northeast corner of Tucson Street and 9th Street

Background:

Applicant: Adam and Cathy Ross
Owner: Adam and Cathy Ross
Developer: Adam and Cathy Ross
Engineer: NA
Location: Northeast corner of Tucson Street and 9th Street
Size of Tract: 4.13 acres
Number of Lots: 1
Present Zoning: A-1
Comp Plan: Level 4 (Commercial/Employment Nodes)

BAZ 1943 is a request to change the zoning designation on a 4.13 acre tract from A-1 (Agricultural) to CG (Commercial General). The property is located on the northeast corner of Tucson Street and 9th Street, just south of the Creek Turnpike. Applicant is proposing to locate their business, “Green Country Reclaimed Materials, LLC” on the property. According to information they have provided, their company purchases reclaimed high quality vintage building material from historic textile mills and barn structures across the United States for resale.

The property is presently unplatted. A grading permit was recently issued allowing the site to be cleared. According to FEMA maps, the southeast part of the property may be located within the 100-year floodplain of Broken Arrow Creek.

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	A-1	Electrical substation
East	Level 4 and Greenway/ Floodplain	A-1 and RS	100 year floodplain of Broken Arrow Creek and undeveloped
South	Level 4	AG (Unincorporated Tulsa County)	One single family residence
West	Level 2	A-1	One single family residence

The property is designated as Level 4 in the Comprehensive Plan. The CG zoning requested with BAZ 1943 is in accordance with the Comprehensive Plan in Level 4.

Attachments: Case map
Aerial photo
Comprehensive Plan
Information from Applicant

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1943 be approved, subject to the property being platted. Staff has met with the applicant and briefed them on what is associated with the platting process.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM