

**Broken Arrow Planning Commission
06-27-2024**

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

Public hearing, consideration, and possible action regarding COMP-001535-2024 (Comprehensive Plan Change), Iron Buck Acres, 15 acres, Level 1 to Levels 6, generally located west of Oneta Road (241st E. Avenue) and north of Kenosha Street (71st Street)

..End

Background:

Applicant: Mark Capron
Owner: Scot Nelson
Developer: N/A
Engineer: Nicole Watts Wallace Design
Location: West of Oneta Road (241st E. Avenue) and north of Kenosha Street (71st Street)
Size of Tract 15 acres
Number of Lots: 1
Present Zoning: A-1 (PUD 865)
Comp Plan: Levels 1 to Levels 6

COMP-001535-2024 is a request to change the Comprehensive Plan designation from Level 1 to Level 6 on approximately 15 acres generally located West of Oneta Road (241st E. Avenue) and north of Kenosha Street (71st Street). The property is presently unplatted and undeveloped.

Applicant is interested in developing this property for industrial uses for future commercial office, warehouse, and Mini storage. Pending approval of this amendment to the comprehensive plan, the applicant intends to submit a rezoning request to change the zoning to Industrial Light. On August 15th, 2023 City Council approved the rezoning of the southern two properties to CG and IL with a Planned Unit Development (PUD), subject to platting. At this time, the applicant proposes to expand the approved PUD area to include the property to the north. In conjunction with the rezoning request, a comprehensive plan change to level 6 was approved by City Council in 2017, subject to the property being platted.

Amending the Comprehensive Plan to Levels 6 could potentially support a future rezoning to any zoning district identified as possible or allowed within the Comprehensive Plan level. Table 4-1: Land Use Intensity System Zoning District Table, of the Comprehensive Plan identifies these potential districts.

Table 4-1: Land Use Intensity System Zoning Districts Table

Zoning Districts	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
RS-1: SF Residential District	Allowed						
R-2: SF Residential District	Possible	Allowed	Possible				
RS-2: SF Residential District	Possible	Allowed	Possible				
RS-3: SF Residential District	Possible	Allowed	Possible				
RS-4: SF Residential District		Allowed	Allowed				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential MF District			Allowed	Possible	Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed-Use District			Possible	Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District					Allowed		
ON: Office Neighborhood District		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood District				Allowed	Possible	Allowed	
CG: Commercial General District				Allowed	Possible	Allowed	
CH: Commercial Heavy District						Allowed	Possible
IL: Industrial Light District						Possible	Allowed
IH: Industrial Heavy District							Allowed

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 1	A-1	Single-Family Residential
East	Level 2	A-1	Single-Family Residential
South	Level 4	A-1	Undeveloped
West	Level 1	A-1	Single-Family Residential

Attachments: Case Map
Aerial Photo
Comprehensive Plan
Exhibit- PUD Draft

Recommendation:

Based on the location of the property and surrounding land uses, Staff recommends COMP-001535-2024 be approved, subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

CBC