



City of Broken Arrow

Request for Action

File #: 18-985, Version: 1

**Broken Arrow Planning Commission
08-23-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BAZ-2011, Fire Station No. 3, 3.03 acres, 1 lot, A-1 to CG, one-half mile south of Florence Street, west of 23rd Street, north of the Creek Turnpike

Background:

Applicant: Alex Mills, City of Broken Arrow, Engineering & Construction
Owner: Storybook Properties
Developer: City of Broken Arrow
Engineer: City of Broken Arrow
Location: One-half mile south of Florence Street, west of 23rd Street, north of the Creek Turnpike
Size of Tract 3.03 acres
Number of Lots: 1
Present Zoning: AG
Comp Plan: Level 6 (Regional Employment)

BAZ-2011 is a request to change the zoning designation on a 3.03-acre tract from A-1 (Agricultural) to CG (Commercial General). The property is located one-half mile south of Florence Street, west of 23rd Street and north of the Creek Turnpike. The City of Broken Arrow will be purchasing the property with the intention of constructing a new fire station.

Currently, the property is used for agricultural purposes. The lot is currently undeveloped. Applicant intends to plat the property if their rezoning request is approved. For the transfer of title, there is a request for a lot-split (BAL-2036) to be approved by the Planning Commission.

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 2	A-1	Agricultural
East	Level 1	RS-1 & A-R-1	Single Family Residential
South	Level 6	A-1	Agricultural
West	Level 6	A-1	Agricultural

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

The property is designated as Level 6 in the Comprehensive Plan. CG zoning is identified as being in conformance with the Comprehensive Plan in Level 6. The property associated with BAZ-2011 is proposed to be developed as a public safety facility which is allowed in the CG district.

Attachments: Case map
Aerial photo
Comprehensive Plan
Survey

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2011 be approved, subject to the property being platted with the allowance an application for lot split for the transfer of title. The use and zoning change is contingent on the property being platted.

Reviewed and Approved By: Michael W. Skates

LRC