



City of Broken Arrow

Fact Sheet

File #: 16-1461, **Version:** 1

**Broken Arrow Planning Commission
12-15-2016**

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BACP 156, Kenosha Storage, 5.85 acres, Level 4 to Level 6, north and west of the northwest corner of Kenosha Street and Oneta Road

Background:

Applicant: Erik Enyart, Tanner Consulting, LLC
Owner: Robert Brokaw, Kenosha Storage, LLC
Developer: Kenosha Storage, LLC
Engineer: Tanner Consulting, LLC
Location: North and west of the northwest corner of Kenosha Street and Oneta Road
Size of Tract: 5.85 acres
Number of Lots: 1
Present Zoning: A-1 (Agricultural)
Comp Plan: Level 4 (Commercial/Employment Nodes) to Level 6 (Regional Employment/Commercial)

BACP 156 is a request to change the Comprehensive Plan designation on a 5.85-acre tract from Level 4 to Level 6. The property, which is located northwest of the northwest corner of Kenosha Street and Oneta Road, is presently zoned A-1 (Agricultural). On September 16, 2008, the City Council approved BAZ 1812 to change the zoning on this property from A-1 to CG (Commercial General), subject to the property being platted. The property has not been platted, and as a result, the zoning remains A-1.

If BACP 156 is approved, applicant intends to seek to change the zoning on the property to IL (Industrial Light) to accommodate the construction of an office-warehouse/storage facility. The zoning change request will be accompanied by a PUD application. A draft PUD has been submitted for informational purposes only. The draft PUD notes that permitted uses include mini-storage, self-storage, indoor boat and/or recreational vehicle storage, "trade center/office warehouse", warehousing, and wholesaling. Industrial uses that would not be allowed include all manufacturing, automotive service, motor freight terminal, recycling center, and open air storage.

Large lot single family residential uses abut the property to the north and west. As noted in the PUD, an eight-foot high masonry wall will be constructed along the north property line. The conceptual site plan shows a 30-foot wide landscape area along the north property line. An office/warehouse building will be developed along the east boundary. The draft PUD notes that offices will be located on the east side of this building with the

warehouse on the west side. The west boundary of the property is adjacent to an electrical substation. There will be a six-foot high wood fence along the west boundary.

Access to Kenosha Street and Oneta Road is limited to one point. The access point onto Kenosha Street may not be in compliance with the Zoning Ordinance, but is something that can be addressed through the PUD process.

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	Large lot single-family residential
East	Level 2 and 4	A-1	Large lot single family residential
South	Level 4	A-1 (CG approved subject to platting on the north side of Kenosha Street) and CG (south side of Kenosha Street)	Undeveloped and retail commercial
West	Level 2 and Greenway/ Floodplain	A-1	Electrical substation and 100-year floodplain

The property associated with BACP 156, as well as the property on the northwest corner of Kenosha Street and Oneta Road, was rezoned to CG (Commercial General) as part of BAZ 1812 that was approved by the City Council on September 16, 2008, subject to the property being platted. Since the property has not been platted, the zoning on the property has not been changed.

Water to the property is available from Wagoner County Rural Water District. While none of the property is located in a 100-year floodplain area, there is 100-year floodplain on the abutting property to the west.

- Attachments:**
- Case map
 - Aerial photo
 - Comprehensive Plan
 - Draft PUD
 - Case history map

Recommendation:

The IL zoning being contemplated by the applicant is in accordance with the Comprehensive Plan in Level 6, provided it is done as part of a PUD. A draft PUD has been submitted with BACP 156. Based on the Comprehensive Plan, location of the property, and the surrounding land uses, Staff recommends that BACP 156 be approved to change the Comprehensive Plan designation on the property from Level 4 to Level 6, subject to the property being platted, and a PUD being submitted that is similar in context to the draft PUD submitted.

File #: 16-1461, Version: 1

Staff does have comments on the draft PUD that they will continue to work with the applicant to address. Comments by Staff, however, do not change the overall concept portrayed in the draft PUD.

Reviewed and Approved By: Michael W. Skates

MWS: ALY/BDM