



City of Broken Arrow

Request for Action

File #: 24-1308, **Version:** 1

Broken Arrow Planning Commission
09-26-2024

To: **Chair and Commission Members**
From: **Community Development Department**
Title:

Approval of PT-001721-2024 | PR-000166-2022, Conditional Final Plat, One Gas Service Center, 15.59 acres, 1 Lot, R-1 (Single-Family Residential) to CG (Commercial General)/PUD-000725-2023, located one-half mile west of 9th Street (Lynn Lane) and one-half mile north of New Orleans Street (101st Street)

Background:

Applicant:	Wallace Design Collective
Owner:	Oklahoma Natural Gas Company
Developer:	Oklahoma Natural Gas Company
Engineer:	Wallace Design Collective
Location:	One-half mile west of 9th Street (Lynn Lane) and one-half mile north of New Orleans Street (101st Street)
Size of Tract	15.59 acres
Number of Lots:	1
Present Zoning:	R-1 (Single-Family Residential) to CG (Commercial General)/PUD-000725-2023
Comp Plan:	Level 2 (Urban Residential) to Level 4 (Employment/Commercial Node) via COMP-000618-2023

PT-001721-2024, the conditional final plat for One Gas Service Center, contains 15.59 acres with 1 proposed lot. This property is located one-half mile west of 9th Street (Lynn Lane) and one-half mile north of New Orleans Street (101st Street). The property was approved to be rezoned from R-1 (Single-Family Residential) to CG (Commercial General) along with a PUD on May 16, 2023, subject to platting.

Access to this property is from two drives onto 1st Street. The proposed ONE Gas facility expansion is a continuation of the existing use, with an increase in intensity. Site improvements include parking, access drives and a material lay-down yard on the eastern portion of the site which will be reviewed through the site plan.

According to FEMA's National Flood Hazard Layer, this property is located outside of the 100-year floodplain. However, there is 100-year floodplain directly to the east.

This item was reviewed by the Technical Advisory Committee (TAC) on September 17, 2024 and was recommended for approval subject to the attached checklist.

Attachments: Checklist
One Gas Service Center - Conditional Final Plat

Recommendation:

Staff recommends PT-001721-2024, conditional final plat for One Gas Service Center, be approved, subject to the attached checklist.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

HMB