



City of Broken Arrow

Request for Action

File #: 24-48, Version: 1

**Broken Arrow Planning Commission
01-11-2024**

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

Public hearing, consideration, and possible action regarding BAZ-001210-2024 (Rezoning), Kenosha & Oneta Commercial, 7.59 acres, A-1 (Agricultural) to CG (Commercial General), located one-quarter mile south of E. Kenosha St. (71st Street), one-quarter mile west of Oneta Road (241st E.Ave)

Background:

Applicant: Angie Navarrete
Owner: Dan Simon
Developer: Armstrong Development
Engineer: Armstrong Development
Location: One-quarter mile south of E. Kenosha St. (71st Street), one-quarter mile west of Oneta Road (241st E.Ave)
Size of Tract 7.59 acres
Present Zoning: A-1 (Agricultural)
Proposed Zoning: CG (Commercial General)
Comp Plan: Level 4 (Commercial / Employment Nodes)

BAZ-001210-2023 is a request to rezone 7.59 acres from A-1 (Agricultural) to CG (Commercial General) for Kenosha & Oneta Commercial, a proposed commercial development. This property is generally located one-quarter mile south of E. Kenosha St. (71st Street), one-quarter mile west of Oneta Road (241st E.Ave). The property is presently undeveloped and unplatted.

The rezoning request is to incorporate the section of agriculture that abuts the current commercial zoning. The existing A-1 parcel is currently non conforming in frontage and lot size. The rezoning request will allow the property to conform to the surrounding commercial general zoning for commercial development. The current agriculture zone is unplatted and undeveloped. Mutual access for the existing drive to the west was provided by the Dollar General at Kenosha and Oneta Centre plat in 2012.

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain.

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

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	Agriculture
East	Level 4	CG	Commercial General
South	Level 4	CG	Commercial General
West	Level 4	CN	Commercial Neighborhood

Attachments: Case map
Aerial photo
Comprehensive Plan
Dollar General at Kenosha and Oneta plat

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001210-2023 be approved subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Grant Rissler

CBC