



City of Broken Arrow

Request for Action

File #: 18-791, Version: 1

Broken Arrow Planning Commission

07-12-2018

To: Chairman and Commission Members

From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ-2007, RDS Business Park, 19.70 acres, A-1 to CN, one-quarter mile north of Kenosha Street, east of 23rd Street

Background:

Applicant: JR Donelson, Inc.

Owner: RDS Investments, LLC

Developer: RDS Investments, LLC

Engineer: JR Donelson, Inc.

Location: One-quarter mile north of Kenosha Street, east of 23rd Street

Size of Tract 19.70 acres

Number of Lots: 1

Present Zoning: A-1

Proposed Zoning: CN

Comp Plan: Level 4 (Commercial/Employment Nodes)

BAZ-2007 is a request to change the zoning designation on a 19.70-acre parcel from A-1 (Agriculture) to CN (Commercial Neighborhood). The property, which is vacant and unplatted, is located one-quarter mile north of Kenosha Street, east of 23rd Street. The property was annexed into Broken Arrow city limits on February 4, 1980, with Ordinance Number 817.

At the time of annexation, the property was zoned A-1. In 1997 when the Comprehensive Plan was adopted, the property was given the Land Use Intensity System (LUIS) Classification of Level 4, Commercial and Employment Node. On January 11, 2007, the Planning Commission reviewed and recommended approval of BAZ 1750, a request to change the zoning designation on the property from A-1 to C-3. The Planning Commission recommended approval, subject to the property being platted. At the request of the applicant, BAZ 1750 was removed from the February 5, 2007, City Council agenda. Applicant was informed that if no further action was taken within 45 days of February 1, 2007, BAZ 1750 would be dismissed. Staff did not receive any further information from the applicant, and as a result, BAZ 1750 was dismissed.

In conjunction with BAZ 1750, applicant had also submitted a preliminary plat for County Line Plaza. The preliminary plat was approved by the Planning Commission on January 11, 2007, subject to the comments contained in an attached checklist. The plat never went any further.

In the latter part of 2007, the City Council decided to re-examine the Comprehensive Plan for the eastern part of Broken Arrow bounded by 23rd street (193rd East Avenue/County Line Road) on the west, Evans Road (225th East Avenue) on the east, Omaha Street (51st Street) to the north, and Houston Street (81st Street) to the south. This effort was referred to as the “East Side Study”. During the development stages of the East Side Study, Staff met with an applicant who proposed to construct a multi-family development on the subject property. As a result of that input during the application and implementation of the East Side Study, the property was changed from Level 4 to Level 3 for the purpose of developing a multi-family development. The East Side Study was adopted with Resolution 519 on March 18, 2008, with the property associated with BAZ-2007 designated as Level 3.

On June 29, 2009, the City Council reviewed and approved BACP 103, a request to change the Comprehensive Plan designation on the property from Level 3 to Level 4. BACP 103 was approved subject to the property being platted. It was specified with BACP 103 that as part of the platting process, Hillside Drive would be extended from 23rd Street to the east property line. As part of the 2012 Update to the Comprehensive Plan, the land use designation on the property was changed to Level 4.

Surrounding land uses and zoning classifications include the following:

North: R-3	Woodstock II addition
East: RMH	Arrow Village Mobile City (Camino Village)
South: CG/CN/SP-257	Restaurant, Shopping Center, and Life Church
West: CH	Undeveloped but platted as “The Park at Adams Creek - Phase 1 Amended”

The property is presently designated as Level 4 in the Comprehensive Plan. The CN zoning requested with BAZ-2007 is considered to be in compliance with the Comprehensive Plan in Level 4. According to the FEMA maps, none of the property is located within a 100-year floodplain area.

Attachments: Case map
Aerial photo
2012 Comprehensive Plan Update

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2007 be approved, subject to the property being platted.

Reviewed by: Larry Curtis

Approved by: Michael Skates

ALY/BDM