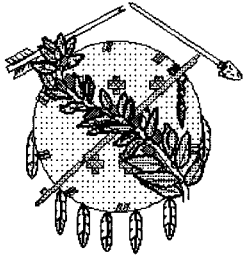


BROKEN ARROW CITY COUNCIL



AGENDA ITEM NO. 8X

MEETING OF JULY 6, 2004

TO: MAYOR AND CITY COUNCIL
FROM: OFFICE OF THE CITY MANAGER
SUBJECT: BAZ 1643

PURPOSE:

Applicant: Jerry W. Ledford, Jr. for Tulsa Engineering and Planning
Property Owner: J. Donald Walker
Location: Northwest corner of Albany Street (61st Street) and 23rd Street (County Line Road/193rd E. Avenue)
Size of Tract: 20.02 acres
Present Zoning: A-1
Proposed Zoning: C-2
Present Comp Plan: Level 4 (BACP 54)

BACKGROUND:

BAZ 1643 is a request to change the zoning from A-1 to C-2 on a 20.02-acre tract of land located on the northwest corner of 23rd Street (County Line Road/193rd E. Avenue) and Albany Street. BACP 54, a request to amend the Comprehensive Plan by changing the Land Use Intensity Classification on this property from Levels 3 and 4 to Level 4 will be heard by the City Council on June 7, 2004. None of the property has been platted and there are presently no structures on the property.

PUD 144 and BAZ 1644, a proposed single-family detached residential development immediately to the north, have been submitted in conjunction with this rezoning request. Staff has recommended as part of PUD 144 that an 8-foot high fence be installed along the south boundary of PUD 144, which abuts BAZ 1643. In addition, Staff has recommended that the residential structures setback at least 35 feet from the south boundary of PUD 144.

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

Surrounding land uses and zoning classifications include the following:

North:	A-1 (PUD 144/R-3S proposed)	(Undeveloped presently, proposed single family residential)
East:	A-1	(Undeveloped/fire works stand)
South:	A-1	(Broken Arrow High School)
West:	A-1	(Undeveloped)

BACP 54 proposes that this entire property be Level 4. C-2 zoning is in accordance with the Comprehensive Plan in Level 4.

ACTION: APPROVAL: X APPROVAL W/ CONDITION: DENIAL: TABLED: VOTE: 40

The Broken Arrow Planning Commission, in their meeting of June 10, 2004, reviewed and recommended approval of BAZ 1643 as recommended by Staff. There were no protestants.

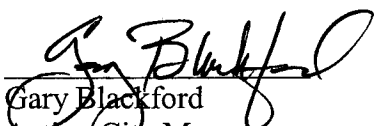
RECOMMENDATION:

This commercial development will be immediately abutting single-family detached residential uses proposed with PUD 144 to the north. Policy R-P4 of the Comprehensive Plan states, "Residential uses should be buffered from commercial and industrial uses." The Planning Commission and Staff has recommended in PUD 144 that an 8-foot high fence be installed by the developer along the south boundary of PUD 144, which abuts BAZ 1643. In addition, The Planning Commission and Staff has also recommended that residential buildings adjacent to the south boundary of PUD 144 setback at least 35 feet. The fence and increased building setbacks recommended in PUD 144 will help to establish a buffer between the proposed residential development and the commercial development proposed with BAZ 1643.

The Comprehensive Plan also recommends that commercial development occur at the intersection of arterial streets such as Albany Street and County Line Road. Based upon the Comprehensive Plan, The Planning Commission and Staff recommend BAZ 1643, a request for a change in zoning from A-1 to C-2 on the northwest corner of Albany Street and 23rd Street (County Line Road), be approved subject to the property being platted.

SUGGESTED MOTION:

Move to approve BAZ 1643 as recommended by the Planning Commission and Staff.



Gary Blackford
Acting City Manager

GB/FKD/js.

ACTION: APPROVAL: _____ APPROVAL W/ CONDITION: _____ DENIAL: _____ TABLED: _____ VOTE: _____