



City of Broken Arrow

Fact Sheet

File #: 17-2750, Version: 1

Broken Arrow Planning Commission

10-12-2017

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ 1988 (rezoning), Legacy Futsal, 2.41 acres, A-1 to CG, one-quarter mile north of Houston Street and one-quarter mile east of 23rd Street, south of the Broken Arrow Expressway

Background:

Applicant: Justin Gertner

Owner: Justin Gertner

Developer: Justin Gertner

Engineer: NA

Location: One-quarter mile north of Houston Street and one-quarter mile east of 23rd Street, south of the Broken Arrow Expressway

Size of Tract 2.41 acres

Number of Lots: 4

Present Zoning: A-1

Comp Plan: Level 6

BAZ 1988 is a request to rezone 2.41 acres from A-1 (Agricultural) to CG (Commercial General). This property is located one-quarter mile north of Houston Street and one-quarter mile east of 23rd Street, south of the Broken Arrow Expressway. The property was platted in Wagoner County as Lots 8, 9, 10 and the west half of Lot 11, Block 2, Couch Addition on January 31, 1958 and later annexed into the City of Broken Arrow on October 6, 1986 (Ordinance No. 1427).

This property was brought to the attention of the Plan Development Division by the Fire Marshal, after an inspection of the facility revealed that it did not meet code requirements for an indoor sports facility. The current A-1 zoning on the property allows Indoor Sports Facilities with a Specific Use Permit however, with the property being in Comprehensive Plan Level 6 and the potential reuse of the facility for commercial uses, the applicant is proposing to rezone the property to Commercial General. Since the property was originally platted in Wagoner County, replatting will be required. The applicant has been working with the Fire Marshal to bring the facility into code compliance while the zoning and platting requirements are being addressed.

According to the FEMA maps, none of the subject property is located in the 100-year floodplain. Water and Sanitary Sewer is provided by the City of Broken Arrow.

Surrounding land uses and zoning classifications include the following:

North:	A-1/Right-of-Way	Turnpike Authority Right-of-Way
East:	A-1/Right-of-Way	Turnpike Authority Right-of-Way
South:	R-2/A-1	Single-Family Residential/Mac's Aluminum Products
West	R-2/IL and PUD-231	Single-Family Residential/Mullin Plumbing

The property is designated as Level 6 in the Comprehensive Plan. CG zoning is considered to be in accordance with the Comprehensive Plan in Level 6.

Attachments: Case map
Aerial photo
Comprehensive Plan
Couch Addition Plat
Ordinance 1427

Recommendation:

Based on the Comprehensive Plan, the location of the property, and surrounding land uses, Staff recommends that BAZ 1988 be approved, subject to the property being replatted.

Reviewed By: Larry Curtis

Approved By: Michael W. Skates

ALY