



City of Broken Arrow

Request for Action

File #: 18-1125, **Version:** 1

Broken Arrow Planning Commission
09-27-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BAZ-2012, Jang's FRC, 1.52 acres, 1 lot, R-1 to CH, southwest corner of Albany Street and Olive Avenue, north of the M.K.T. Railroad

Background:

Applicant: Sanders Engineering, Inc.
Owner: Kwi Kwon Jang
Developer: Kwi Kwon Jang
Engineer: Sanders Engineering, Inc.
Location: Southwest corner of Albany Street and Olive Avenue, north of the M.K.T. Railroad
Size of Tract 1.52 acres
Number of Lots: 1
Present Zoning: R-1
Comp Plan: Level 6 (Regional Employment)

BAZ-2012 is a request to change the zoning designation on a 1.52-acre tract from R-1 (Single Family Residential) to CH (Commercial Heavy). The property is located on the southwest corner of Albany Street and Olive Avenue. The property is currently vacant and unplatted. The applicant has not stated the reason for the rezoning.

There is an existing 30-foot wide drainage easement (Document Number 2005042191) crossing diagonally across this property which will affect the buildable area. There is also a 25.25-foot wide waterline easement (BK 4066, PG 69) abutting Albany Street on the north side of the property and a 20-foot wide waterline easement (BK 3879, PG 711) abutting Olive Avenue on the east side of the property. There is an additional 30-foot utility easement (Document Number 2005042190) along the east side of the north property line. Since this property has not been platted, a total of 65-feet of right-of-way and the corner clip will be required along both Albany Street and Olive Avenue.

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	City of Tulsa	Industrial	Industrial
East	Level 6	IL	Industrial Light
South	Level 6	IL	Industrial Light
West	Level 6	IL	Industrial Light

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

The property is designated as Level 6 in the Comprehensive Plan. CH zoning is identified as being in conformance with the Comprehensive Plan in Level 6.

Attachments: Case map
Aerial photo
Comprehensive Plan
Utility Easement Document 2005042191
Waterline Easement Bk 4066 Pg 69
Waterline Easement Bk 3879 Pg 711
Utility Easement Document 2005042190

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2012 be approved, subject to the property being platted.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

ALY