



City of Broken Arrow

Request for Action

File #: 18-1165, **Version:** 1

Broken Arrow Planning Commission

10-11-2017

To: Chairman and Commission Members

From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ-2013, EuroTexan, 1.05 acres, 1 lot, A-1 to CG, west of the southwest corner of Kenosha Street and Evans Road

Background:

Applicant: EuroTexan Investments

Owner: EuroTexan Investments

Developer: EuroTexan Investments

Engineer: N/A

Location: West of the southwest corner of Kenosha Street and Evans Road

Size of Tract 1.05 acres

Number of Lots: 1

Present Zoning: A-1

Comp Plan: Level 4 (Commercial/Employment Nodes)

BAZ-2013 is a request to change the zoning designation on a 1.05-acre tract from A-1 (Agricultural) to CG (Commercial General). The property is located west of the southwest corner of Kenosha Street and Evans Road.

The property is currently being used for commercial purposes and was platted in Wagoner County as Possum Run on February 4, 1980. There are currently two buildings on the property, one being a retail center which was most recently a roofing company and a second building that has mainly been used for storage. The new property owners intend to remove the storage building and construct a new commercial building in the future.

This property was annexed into the City of Broken Arrow February 18, 1980 by Ordinance No. 819. Although this property has been previously been platted in Wagoner County, this was completed before the property was annexed into the City Limits of Broken Arrow and the property does not meet Broken Arrow Subdivision Regulation requirements.

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	CN	Commercial
East	Level 4	CN	Commercial
South	Level 3	A-1	Undeveloped
West	Level 3	A-1	Undeveloped

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

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

Attachments: Case map
Aerial photo
Comprehensive Plan
Possum Run Plat and Covenants
Ordinance No. 819

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2013 be approved, subject to the property being replatted.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

ALY