



City of Broken Arrow

Request for Action

File #: 19-817, Version: 1

Broken Arrow Planning Commission

07-11-2019

To: Chairman and Commission Members

From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ-2032, Sommer Rezoning, 32.753 acres, A-1 (Agricultural) to CG (Commercial General), west of of 23rd Street (193rd E. Avenue/County Line Road) and north of the Creek Turnpike

Background:

Applicant: Michael Sommer, Trustee

Owner: William Paul Sommer Revocable Trust

Developer: Michael Sommer, Trustee

Engineer: NA

Location: West of 23rd Street (193rd E. Avenue/County Line Road) and north of the Creek Turnpike

Size of Tract 32.753 acres

Number of Lots: 1

Present Zoning: A-1 (Agricultural)

Proposed Zoning: CG (Commercial General)

Comp Plan: Level 6 (Regional Employment/Commercial)

BAZ-2032 is a request to change the zoning designation on 32.753 acres from A-1 (Agricultural) to CG (Commercial General). The unplatted property is located west of 23rd Street (193rd E. Avenue) and north of the Creek Turnpike.

The subject property once included a larger area; however, on May 12, 1999, the Oklahoma Turnpike Authority acquired a portion of the applicant's property for construction of the Creek Turnpike. On July 2, 2004, the applicant dedicated a 25.25-foot strip of land (totaling 0.48 acres) along the 23rd Street frontage of this property for public right-of-way.

Surrounding land uses and zoning classifications include the following:

North:	A-1	Undeveloped, future fire station
East:	A-1	Single-family residential
South:	A-1	Creek Turnpike and undeveloped
West:	PUD-133A/R-2	Undeveloped, single-family residential

The Future Development Guide of the Comprehensive Plan shows the site to be designated as Level 6. The CG (Commercial General) zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 6.

Attachments: Case Map
Aerial photo
Comprehensive Plan Exhibit

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2032 be approved subject to platting.

Reviewed and approved by: Larry R. Curtis

JMW