



City of Broken Arrow

Request for Action

File #: 19-1504, **Version:** 1

Broken Arrow Planning Commission

12-19-2019

To: Chairman and Commission Members

From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BACP-165 (Comprehensive Plan Change), Level 6 and Greenway/Floodplain to an increased amount of Level 6 and a decreased amount of Greenway/ Floodplain, Metro Foot & Ankle, 0.58 acres, IL (Industrial Light), one-half mile south of Kenosha Street, west of Elm Place

Background:

Applicant: Mike Hughes Architects, PC

Owner: Metro Tulsa Properties, LLC

Developer: Metro Tulsa Properties, LLC

Engineer: JR Donelson

Location: One-half miles south of Kenosha Street, west of Elm Place

Size of Tract 0.58 acres

Number of Lots: 1

Present Zoning: IL (Industrial Light)

Comp Plan: Level 6 (Regional Employment/Commercial) and Greenway/Floodplain

BACP 165 is a request to change the Comprehensive Plan designation from Level 6 and Greenway/Floodplain to an increased amount of Level 6 and a decreased amount of Greenway/Floodplain on 0.58 acres located one-half mile south of Kenosha Street, west of Elm Place, at 701 W. Elgin Street. The property, which is vacant, has been platted as Lot 1 of Block 10, Graham Franklin Industrial Park IV recorded in Tulsa County on March 29, 1977. The site is zoned IL (Industrial Light) and previously included a car wash.

In conjunction with BACP-165, applicant has submitted a request to rezone the property (BAZ-2042) from IL (Industrial Light) to CH (Commercial Heavy) and for approval of a Planned Unit Development permit (PUD-300). With BACP-165, applicant requests approval to increase the area of the site that is in Level 6 and reduce the area that is in Greenway/Floodplain for a proposed medical office. Currently, 14 percent of the site is within the 100-year floodplain, 57 percent is within the 500-year floodplain, with 29 percent of the site outside of floodplain. The proposed amendment involves only the 500-year floodplain as shown on the conceptual site plan exhibit. The small size of the site has made it a challenging site to develop. While the site is platted within an industrial park, it borders on Elm Place, a commercial corridor. Action LU1.2 of the Land Use and Development chapter (Chapter 4) of the Comprehensive Plan states that infill development should be

encouraged as it is ultimately more efficient for delivering city services and building infrastructure. Commercial use is appropriate in this location, and infill development will revitalize this property along Elm Place.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 6, Greenway/Floodplain	IL	E. Freeport Street, Equipment Rental beyond
East	Level 2, Level 3/ Special District Overlay	DROD Area 7 (R-3 underlying)	Elm Place, Single-family residential
South	Level 6, Greenway/Floodplain	IL	Recycling Center
West	Level 6, Greenway/Floodplain	IL	Undeveloped

Attachments: Case Map
Aerial Photo
Description
Conceptual Site Plan Exhibit
Previous Site Development
Comprehensive Plan Exhibit
FEMA Exhibit

Recommendation:

Based upon the location of the property, the existing and surrounding land uses, Staff recommends approval of BACP-165, subject to the following conditions of approval.

1. Approval of the rezoning of the property to Commercial Heavy (CH) and the Planned Unit Development.
2. Applicant to provide Comprehensive Plan Amendment exhibit showing the amount of area to be amended from Greenway/Floodplain to Level 6. All of 100-year floodplain to remain as Greenway/Floodplain.
3. Applicant to coordinate with the City of Broken Arrow Stormwater Manager and Project Engineer to ensure that all requirements are met for development in the 500-year floodplain including mapping the floodplain to the current topography and provide compensatory storage for areas of fill. Applicant to submit a LOMA-F to FEMA.
4. Applicant to amend the limits of no access on the plat to allow for one driveway entrance consistent with the existing curb cut.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

JMW