

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