

Applicant is aware of this previous use.

The primary means of access to this industrial park is from State Highway 51 to the north. From State Highway 51, a single road passes over the MKT railroad track that connects with 219th E. Avenue and 96th St. Secondary access is available to the property from Events Park to the west.

When this property was annexed into the City of Broken Arrow, the City took over an unpaved road and subsequently the road has been paved and maintained by the City. Similarly, sanitary sewer was also extended to this area.

There have been six other rezoning requests (BAZ-1353, BAZ-1388, BAZ-1424, BAZ-1639, BAZ-1716, and BAZ-1882) in this industrial park. All of these zoning applications, which requested the zoning be changed from AI-1 to I-1, were approved and platting was waived. However, there was a requirement as part of the site plan approval that the adequacy of water supply for fire protection be verified by the Fire Marshal and the Development Services Department. Water to the industrial park is supplied by Rural Water District #4. A fire hydrant has been added to the south end of the industrial park since the first rezoning request occurred.

According to FEMA maps, no part of the property is located within a 100-year floodplain.

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 6. The IL zoning district is a possible use when the site abuts an industrial park. The unplatted site is surrounded on the north, south, and west by industrial uses.

The Planning Commission, in their meeting of December 6, 2018, concurred with Staff and recommended approval (4-0 vote) of BAZ-2016. The Planning Commission recommended that platting be waived. However, as part of the site plan review process, Planning Commission and Staff recommend fire protection be approved by the Fire Marshal and Development Services Department prior to any building permit being issued. This was the same recommendation on the previous six rezoning requests in this industrial park.

- Cost:** \$0
- Prepared By:** Brent Murphy, AICP, Senior Planner
- Reviewed By:** Development Services Department
Legal Department
Assistant City Manager, Operations
- Approved By:** Michael L. Spurgeon, City Manager
- Attachments:** Planning Commission Fact Sheet
Case map
Aerial photo
Comprehensive Plan
Conceptual site plan
Conceptual building elevation
Property survey

Recommendation:
Approve BAZ-2016 as recommended by Planning Commission and Staff.

BDM