

Currently, the property is used for agricultural purposes. The lot is currently undeveloped. Applicant intends to plat the property if their rezoning request is approved. On September 4, 2018 the Broken Arrow City Council approved BAZ-2011, a zoning change from A-1 to CG for the development of a fire station. During the development of the site plan it was discovered that due to a blue-line creek that the building would need to be adjusted to fit on the property. Because of the new adjustment, the building setback lines are needing to be reduce. This is the only modification being requested.

	Current	Proposed
Front:	50 ft	30 ft
Side Abutting Same District:	0 ft	0 ft
Side Abutting Non-Residential District:	30 ft	30 ft
Side Abutting Residential or A-1 District:	50 ft	30 ft
Rear:	50 ft	30 ft

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 2	A-1	Agricultural
East	Level 1	RS-1 & A-R-1	Single Family Residential
South	Level 6	A-1	Agricultural
West	Level 6	A-1	Agricultural

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

The property is designated as Level 6 in the Comprehensive Plan. CG zoning is identified as being in conformance with the Comprehensive Plan in Level 6. The property associated with PUD-286 is proposed to be developed as a public safety facility which is allowed in the CG district.

- Attachments:**
- PUD-286 Case Map
 - PUD-286 Aerial Photo
 - Proposed PUD Development Standards
 - Exhibit A of the Proposed PUD
 - Conceptual Site Plan
 - Comprehensive Plan

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-286 be approved, subject to the property being platted.

Reviewed and Approved By: Michael W. Skates

LRC