



# City of Broken Arrow

## Legislation Details (With Text)

<b>File #:</b>	17-1825	<b>Name:</b>	
<b>Type:</b>	Public Hearings	<b>Status:</b>	Agenda Ready
<b>File created:</b>	2/7/2017	<b>In control:</b>	Planning Commission
<b>On agenda:</b>	2/23/2017	<b>Final action:</b>	2/23/2017
<b>Title:</b>	Public hearing, consideration, and possible action regarding BAZ 1972, Fire Station No. 7, 2.5 acres, 1 lot, A-R-1 to RS-2, southeast corner of Washington Street and First Place		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. 2-CASE MAP.BAZ-1972, 2. 3-AERIAL.BAZ 1972, 3. 4-COMPREHENSIVE PLAN		

Date	Ver.	Action By	Action	Result
2/23/2017	1	Planning Commission		

### Broken Arrow Planning Commission 02-23-2017

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding BAZ 1972, Fire Station No. 7, 2.5 acres, 1 lot, A-R-1 to RS-2, southeast corner of Washington Street and First Place

#### Background:

**Applicant:** Geneva Nicholls, City of Broken Arrow, Engineering & Construction Department  
**Owner:** City of Broken Arrow  
**Developer:** City of Broken Arrow  
**Engineer:** City of Broken Arrow  
**Location:** Southeast corner of Washington Street and First Place  
**Size of Tract:** 2.5 acres  
**Number of Lots:** 1  
**Present Zoning:** A-R-1  
**Comp Plan:** Level 1 (Rural Residential)

BAZ 1972 is a request to change the zoning designation on a 2.5-acre tract from A-R-1 (Annexed Single Family Residential) to RS-2 (Single-Family Residential). The property is located on the southeast corner of Washington Street and First Place.

The City of Broken Arrow has purchased this property with the intention of constructing a new fire station. This property is zoned A-R-1. Before a property with a transitional annexed zoning designation, such as A-R-1, can

be developed, the zoning must be updated to an appropriate conventional zoning.

Public Safety facilities such as fire stations are allowed in any zoning district. However, to be in compliance with the comprehensive plan and to meet the minimum building setback requirements needed in association with this property, RS-2 zoning is being sought.

Previously, there was a single family home on this property that has since been removed. The lot is currently undeveloped. Applicant intends to plat the property if their rezoning request is approved.

#### 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 6 and Public Recreation	A-1 and R-3	Arrowhead Park
East	Level 1	A-R-1	Single Family Residential
South	Level 1	A-R-1	Single Family Residential
West	Level 1	A-1	Single Family Residential

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

The property is designated as Level 2 in the Comprehensive Plan. RS-2 zoning is identified as being in conformance with the Comprehensive Plan in Level 2. The property associated with BAZ 1972 is proposed to be developed as a fire station which is allowed in the RS-2 district.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan

#### **Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1972 be approved, subject to the property being platted.

**Reviewed and Approved By:** **Michael W. Skates**

MWS:ALY