



City of Broken Arrow

Legislation Details (With Text)

File #:	19-277	Name:	
Type:	Consent Item	Status:	Agenda Ready
File created:	2/15/2019	In control:	Broken Arrow City Council
On agenda:	3/5/2019	Final action:	
Title:	Approval of (Planned Unit Development) PUD-286, Fire Station No. 3, 3.03 acres, 1 lot, A-1 to CG, one-half mile south of Florence Street, west of 23rd Street, north of the Creek Turnpike		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 1-Published PC Factsheet, 2. 2-PUD-286 CASE MAP, 3. 3-PUD-286 Aerial, 4. 4-Proposed PUD Development Standards, 5. 5-Exhibit A of the proposed PUD, 6. 6-Conceptual Site Plan, 7. 7-Comprehensive Plan		

Date	Ver.	Action By	Action	Result
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Broken Arrow City Council

Meeting of: 03-05-2019

Title:

Approval of (Planned Unit Development) PUD-286, Fire Station No. 3, 3.03 acres, 1 lot, A-1 to CG, one-half mile south of Florence Street, west of 23rd Street, north of the Creek Turnpike

Background:

PUD-286 is a request to modify the zoning code for the CG zoning district to reduce the building setback requirements. The property is located one-half mile south of Florence Street, west of 23rd Street and north of the Creek Turnpike. The City of Broken Arrow will be purchasing the property with the intention of constructing a new fire station.

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.

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.

In their meeting of February 14, 2019, the Planning Commission recommended approval (3-0 vote) of PUD-

286 per Staff recommendation. Staff recommended approval of PUD-286 subject to the property being platted. Two residents who own property in the area ask questions about the development, setbacks, traffic and noise, but were not opposed to the development.

Cost: \$0

Funding Source: None

Requested By: Michael Skates, Development Services Director

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
PUD-286 Case Map
PUD-286 Aerial Photo
BAZ-2011 Case Map
Proposed PUD Development Standards
Exhibit A of the proposed PUD
Comprehensive Plan

Recommendation:

Approve PUD-286 per Planning Commission and Staff recommendation.