



City of Broken Arrow

Legislation Details (With Text)

File #: 20-509 **Name:**

Type: Consent Item **Status:** Agenda Ready

File created: 5/11/2020 **In control:** Planning Commission

On agenda: 5/14/2020 **Final action:**

Title: Approval of PT20-104, Preliminary/Conditional Final plat, Donato, a replat of a part of Lot 12, Block 2 Prairie Dale, 0.60 acres, 1 Lot, A-1 to CN, west of the northwest corner of Oneta Road (241st E. Avenue) and State Highway 51

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2-CHECKLIST, 2. 3-PRELIMINARY-CONDITIONAL FINAL PLAT, 3. 4-RECORDED PLAT FOR PRAIRIE DALE, 4. 5-SITE PLAN FOR CANNABIS INC.

Date	Ver.	Action By	Action	Result
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Broken Arrow Planning Commission 05-14-2020

To: Chairman and Commission Members
From: Development Services Department
Title:

Approval of PT20-104, Preliminary/Conditional Final plat, Donato, a replat of a part of Lot 12, Block 2 Prairie Dale, 0.60 acres, 1 Lot, A-1 to CN, west of the northwest corner of Oneta Road (241st E. Avenue) and State Highway 51

Background:

Applicant: Kyle Gibson
Owner: Alberto Donato
Developer: Alberto Donato
Surveyor: Sean T. Cease
Location: West of the northwest corner of Oneta Road (241st E. Avenue) and State Highway 51
Size of Tract: 0.60 acres
Number of Lots: 1
Present Zoning: A-1 to CN (BAZ-2043)
Comp Plan: Level 4

PT20-104, the preliminary/conditional final plat for Donato, contains 0.60 acres on one lot. This property is located west of the northwest corner of Oneta Road (241st E. Avenue) and State Highway 51. Donato is a replat of a part Lot 12, Block 2 Prairie Dale. The plat for Prairie Dale was recorded in Wagoner County on August 4, 1970. On January 5, 1987, the property was annexed into the City Limits of Broken Arrow with Ordinance 1436 and assigned a zoning classification of A-1. Since no known engineering or public improvements are

required aside from sidewalk installation, this plat is being reviewed as a preliminary/conditional final plat.

There is an existing building on the property that the applicant desires to install a medical marijuana dispensary, Cannabis Inc. Medical marijuana dispensaries are allowed in the CN district but not in the A-1 district. On February 4, 2020, the City Council approved BAZ-2043 to change the zoning on the property from A-1 to CN (Commercial Neighborhood). BAZ-2043 was approved subject to the property being replatted.

With this plat, access is limited to one existing point onto State Highway 51. Water and sanitary sewer service to this property will be provided by Rural Water District #4. According to the FEMA maps, none of the property is located within a 100-year floodplain.

Attachments: Checklist
Preliminary/conditional final plat
Recorded plat for Prairie Dale
Site plan for Cannabis Inc.

Recommendation:

Staff recommends PT20-104, preliminary/conditional final plat for Donato, be approved, subject to the attached checklist.

Reviewed By: Jill Ferenc

Approved By: Larry R. Curtis

BDM