



City of Broken Arrow

Request for Action

File #: 22-859, Version: 1

**Broken Arrow Planning Commission
06-23-2022**

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

Approval of PT22-109, Preliminary Plat, 101st Center, 9.10 acres, A-CN (Annexed Commercial Neighborhood) to CG (Commercial General) located at the southeast corner of New Orleans Street (101st Street) and 23rd Street (County Line Road)

Background:

Applicant: Alan Betchan, AAB Engineering, LLC
Owner: Storybook Prop. Inc.
Developer: Storybook Prop. Inc.
Engineer: Alan Betchan, AAB Engineering
Location: Southeast corner of New Orleans Street (101st Street) and 23rd Street (County Line Road)
Size of Tract 9.10 acres
Number of Lots: 10
Zoning: A-CN (Annexed Commercial Neighborhood) to CG (Commercial General) via BAZ-2110
Comp Plan: Level 1 (Rural Residential), Level 4 (Commercial/Employment Nodes), and Greenway/Floodplain

PT22-109 is the preliminary plat for the 101st Center, located at the southeast corner of New Orleans Street (101st Street) and 23rd Street (County Line Road). The property was platted in Wagoner County as Tracts 1-10, Elmwood Estates IV Commercial Property on February 26, 1984. Annexation of this property occurred with Ordinance No. 2301 on September 18, 2000. At the time of annexation, the zoning district AC-3 (now A-CN) was assigned to the property.

BAZ-2110, a request to change the zoning on the property from A-CN (Annexed Commercial Neighborhood) to CG (Commercial General), was recommended for approval by the Planning Commission, per Staff recommendation, on June 9, 2022 and will be considered by the City Council on July 19, 2022. Staff recommended that BAZ-2110 be approved only for the tracts currently platted as Tracts 1-7, Elmwood Estates IV Commercial Property, which are located in the area designated as Level 4 in the Comprehensive Plan. This change in zoning shall be subject to the property being platted.

The recommendation by Staff was due to the eastern portion of the property being designated as Level 1 in the Comprehensive Plan. Level 1 does not support the CG zoning being requested. The applicant has been made

aware of the situation and is in agreement to request a change to the comprehensive plan designation and zoning on the eastern portion of the property at a later date.

The preliminary plat covers the entire property, including the area designated as Level 1. Staff has worked with the applicant and agreed to move forward with the preliminary plat as submitted, however, a conditional final plat may not be submitted for the eastern portion of the property until it has been rezoned in accordance with the Comprehensive Plan.

According to FEMA's National Flood Hazard Layer, a significant portion of the eastern side of the property is located within the 100-year floodplain. This area will be required to be platted as a reserve area and designated as FD (Flood District) at such time that the property is rezoned in accordance with the Comprehensive Plan.

This item was reviewed by the Technical Advisory Committee on June 14, 2022.

Attachments: Checklist
Preliminary Plat and Conceptual Utilities

Recommendation:

Staff recommends PT22-109, preliminary plat for 101st Center, be approved, subject to the attached checklist and on the condition that a conditional final plat may not be submitted for the eastern portion of the property until it has been rezoned in accordance with the Comprehensive Plan.

Reviewed by: Jill Ferenc
Approved by: Larry Curtis

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