



City of Broken Arrow

Request for Action

File #: 16-1605, **Version:** 1

Broken Arrow Planning Commission
01-12-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BAZ 1970, BA Corner, 40.71 acres, A-1, RD, CN, and CG to CH, northeast corner of Tucson Street and Aspen Avenue

Background:

Applicant: Jeff Steen, Attorney
Owner: BA Corner, LLC
Developer: BA Corner, LLC
Engineer: Sisemore, Weisz and Associates, Inc.
Location: Northeast corner of Tucson Street and Aspen Avenue
Size of Tract: 40.71 acres
Number of Lots: 1
Present Zoning: A-1, RD, CN, and CG
Proposed Zoning: CH
Comp Plan: Level 6 (Regional Employment/Commercial)

BAZ 1970 is a request to change the zoning designation on a 40.71-acre undeveloped tract from A-1 (Agricultural), RD (Residential Duplex), CN (Commercial Neighborhood), and CG (Commercial General) to CH (Commercial Heavy). The unplatted property is located on the northeast corner of Tucson Street and Aspen Avenue. Other than a possible mini-storage near the east/central part of the property, Staff is not aware of any other potential uses on the property.

The existing zoning on the property was approved by the City Council in 1980 with BAZ 740 that encompassed 80 acres. While the zoning boundaries reflect Ordinance 832 that was adopted by the City Council on June 2, 1980, for BAZ 740, the property boundaries were modified with the development of the Creek Turnpike.

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 (north of Creek Turnpike)	Level 6	R-2 (CG approved subject to platting with BAZ 1847)	Undeveloped
East	Level 6	PUD 220/CH	Warren Theater and undeveloped
South	Levels 2 and 4 and Greenway/ Floodplain	AR-1, FD, and R-2	Southtowne Estates, 100-year floodplain, and undeveloped
West	Level 6	A-1 (CH approved subject to platting with BAZ 1956)	Undeveloped

While no FEMA mapped floodplain is shown on the property, there is a significant drainage channel that passes in a north/south direction through the property.

The property is designated as Level 6 in the Comprehensive Plan. CH zoning is identified as being in conformance with the Comprehensive Plan in Level 6.

Attachments: Case map
Aerial photo
Comprehensive Plan
Topographic Survey

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1970 be approved, subject to the property being platted. If any portion of the property is determined to be within a 100-year floodplain, it shall be zoned FD. Portions of the property that are outside the 100-year floodplain shall be zoned CH after the plat is recorded.

Reviewed and approved by: Michael Skates

MWS: BDM