



City of Broken Arrow

Request for Action

File #: 17-1738, Version: 1

**Broken Arrow City Council
Meeting of: 02-07-2017**

To: Mayor and City Council Members
From: Development Services Department
Title: Approval of rezoning request, BAZ-1970, BA Corner, 40.71 acres, A-1, RD, CN, and CG to CH, northeast corner of Tucson Street and Aspen Avenue

Background:

BAZ-1970 is a request to change the zoning designation on 40.71 acres of undeveloped land from, A-1 (Agricultural), RD (Residential Duplex), CN (Commercial Neighborhood), and CG (Commercial General) to CH (Commercial Heavy). This 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 this property was approved by the City Council in 1980 with, BAZ-740 that encompassed 80 acres. While the zoning boundaries reflected on Ordinance 832 (adopted by the City Council on June 2, 1980) for BAZ-740, the property boundaries were modified with the development of the Creek Turnpike.

The Planning Commission, in their meeting of January 12, 2017, reviewed and unanimously (5-0 vote) recommended approval of BAZ-1967, subject to the conditions recommended by Planning Commission and Staff. There were no protestants.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner

**Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department**

Approved By: Michael L. Spurgeon, City Manager

**Attachments: 1-Planning Commission Fact Sheet
2-Case Map
3-Aerial
4-Comprehensive Plan
5-Topographic Survey**

Recommendation:

Approve BAZ-1970 in accordance with Staff recommendation and subject to the property being platted.

ALY/KJF