



City of Broken Arrow

Request for Action

File #: 17-1822, **Version:** 1

Broken Arrow Planning Commission
02-23-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BAZ 1971, 26.2 acres, A-1 to IL, east of 9th Street, one-quarter mile south of Houston Street

Background:

Applicant: Lou Reynolds - Eller & Detrich, P.C.
Owner: Robert & Elizabeth Ingold, Trustees of the Robert M. & Elizabeth A. Ingold Trust
Developer: Robert & Elizabeth Ingold, Trustees of the Robert M. & Elizabeth A. Ingold Trust
Engineer: NA
Location: East of 9th Street, one-quarter mile south of Houston Street
Size of Tract 26.2 acres
Number of Lots: 1
Present Zoning: A-1
Proposed Zoning: IL
Comp Plan: Level 6 (Regional Commercial/Employment)

BAZ 1971 is a request to change the zoning designation on a 26.2-acre undeveloped tract from A-1 (Agricultural) to IL (Industrial Light). The west part of the property, which is located east of 9th Street, one-quarter mile south of Houston Street, was initially platted as “Lynn Lane Industrial Park”. The plat for “Lynn Lane Industrial Park, which had street right-of-way going in an east/west direction through the center of the property, was recorded in Tulsa County in 1974. While the right-of-way was provided, the street was never constructed.

On June 24, 1994, the adjacent property to the west was platted as “Amended Plat of Lynn Lane Industrial Park”. According to the “Amended Plat of Lynn Lane Industrial Park” plat, the Lynn Lane Industrial Park plat was vacated. Consequently, the property associated with BAZ 1971 is unplatted.

No information has been submitted regarding future development on this property. At this time, applicant has only submitted a request to change the zoning on the property from A-1 to IL.

According to the FEMA maps, none of the property is located within a 100-year floodplain area.

Surrounding land uses and zoning classifications include the following:

North:	IL	Pinalto Industrial Addition
East:	A-1	Undeveloped
South:	A-1	Large lot single family residential and mini-storage
West:	IL	Industrial

The property is designated as Level 6 in the Comprehensive Plan. IL zoning is identified as being in conformance with the Comprehensive Plan in Level 6 when it is done in conjunction with a PUD (Planned Unit Development). A PUD has not been submitted yet.

Attachments: Case map
Aerial photo
Comprehensive Plan
Lynn Lane Industrial Park plat
Amended plat of Lynn Lane Industrial Park

Recommendation:

The property is designated as Level 6 in the Comprehensive Plan. IL zoning is considered to be in conformance with the Comprehensive Plan in Level 6 when it is done in conjunction with a Planned Unit Development (PUD). Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1971 be approved, subject to the property being platted, and a PUD being submitted and approved by the City Council.

Reviewed and approved by: Michael Skates

MWS: BDM