



City of Broken Arrow

Request for Action

File #: 17-1825, **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 1972, Fire Station No. 7, 2.5 acres, 1 lot, A-R-1 to RS-2, southeast corner of Washington Street and First Place

Background:

Applicant: Geneva Nicholls, City of Broken Arrow, Engineering & Construction Department
Owner: City of Broken Arrow
Developer: City of Broken Arrow
Engineer: City of Broken Arrow
Location: Southeast corner of Washington Street and First Place
Size of Tract 2.5 acres
Number of Lots: 1
Present Zoning: A-R-1
Comp Plan: Level 1 (Rural Residential)

BAZ 1972 is a request to change the zoning designation on a 2.5-acre tract from A-R-1 (Annexed Single Family Residential) to RS-2 (Single-Family Residential). The property is located on the southeast corner of Washington Street and First Place.

The City of Broken Arrow has purchased this property with the intention of constructing a new fire station. This property is zoned A-R-1. Before a property with a transitional annexed zoning designation, such as A-R-1, can be developed, the zoning must be updated to an appropriate conventional zoning.

Public Safety facilities such as fire stations are allowed in any zoning district. However, to be in compliance with the comprehensive plan and to meet the minimum building setback requirements needed in association with this property, RS-2 zoning is being sought.

Previously, there was a single family home on this property that has since been removed. The lot is currently undeveloped. Applicant intends to plat the property if their rezoning request is approved.

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	Level 6 and Public Recreation	A-1 and R-3	Arrowhead Park
East	Level 1	A-R-1	Single Family Residential
South	Level 1	A-R-1	Single Family Residential
West	Level 1	A-1	Single Family Residential

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

The property is designated as Level 2 in the Comprehensive Plan. RS-2 zoning is identified as being in conformance with the Comprehensive Plan in Level 2. The property associated with BAZ 1972 is proposed to be developed as a fire station which is allowed in the RS-2 district.

Attachments: Case map
Aerial photo
Comprehensive Plan

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1972 be approved, subject to the property being platted.

Reviewed and Approved By: Michael W. Skates

MWS:ALY