



# City of Broken Arrow

## Request for Action

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**File #: 17-1893, Version: 1**

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**Broken Arrow City Council  
03-07-2017**

**To: Mayor and City Council Members**  
**From: Development Services Department**  
**Title: Approval of BAZ 1971 (Rezoning Request), 26.2 acres, A-1  
(Agricultural) to IL (Industrial Light), east of 9<sup>th</sup> Street, one-quarter  
mile south of Houston Street**

**Background:**

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 9<sup>th</sup> 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 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”, which was recorded in Tulsa County on June 24, 1994. 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.

On February 23, 2017, the Planning Commission reviewed and unanimously (4-0) recommended approval of BAZ 1971 as recommended by Staff. There were no protestants.

**Cost: \$0**  
**Prepared By: Brent Murphy, AICP, Senior Planner**  
**Reviewed By: 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-Comp Plan**

**5-Lynn Lane Industrial Park plat**

**6-Amended plat of Lynn Lane Industrial Park plat**

**Recommendation:**

Approve BAZ-1971 as recommended by the Planning Commission and Staff.