



City of Broken Arrow

Request for Action

File #: 17-1921, **Version:** 1

Broken Arrow City Council
Meeting of: 03-21-2017

To: Mayor and City Council Members
From: Development Services Department
Title:

Consideration, discussion, and possible approval of BAZ 1972 (rezoning application), Fire Station No. 7, 2.5 acres, 1 Lot, A-R-1 (Annexed Single Family Residential) to RS-2 (Single-Family Residential), southeast corner of Washington Street and First Place

Background:

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 the minimum building setback requirements needed in association with this property, RS-2 zoning is being sought.

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.

According to the FEMA maps, none of the property associated with BAZ 1972 is located within the 100-year floodplain area.

The Planning Commission, in their meeting of February 23, 2017, reviewed and unanimously (4-0 vote) recommended approval of BAZ-1972, subject to the conditions recommended by Planning Commission and Staff. One person, in the audience, spoke on this item voicing concerns about if this is an appropriate location for a fire station, noise created by sirens, and traffic on Washington Street.

Cost: \$0

Prepared By: Amanda Yamaguchi

Reviewed By: Development Services Department
Assistant City Manager, Administration

Legal Department

Approved By: Michael L. Spurgeon, City Manager

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

Recommendation:

Approve BAZ-1972 in accordance with the recommendation of Planning Commission and Staff and subject to the property being platted.

LRC/ALY