



City of Broken Arrow

Request for Action

File #: 18-844, Version: 1

**Broken Arrow City Council
Meeting of: 08-07-2018**

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

**Consideration, discussion, and possible approval of BAZ-2007, RDS
Business Park, 19.70 acres, A-1 to CN, one-quarter mile north of
Kenosha Street, east of 23rd Street**

Background:

BAZ-2007 is a request to change the zoning designation on a 19.70-acre parcel from A-1 (Agriculture) to CN (Commercial Neighborhood). The property, which is vacant and unplatted, is located one-quarter mile north of Kenosha Street, east of 23rd Street. The property was annexed into Broken Arrow city limits on February 4, 1980, with Ordinance Number 817.

On January 11, 2007, the Planning Commission reviewed and recommended approval of BAZ-1750, a request to change the zoning designation on this property from A-1 to C-3. (In 2008, the C-3 classification was changed to CN as part of the Zoning Ordinance update.) The Planning Commission recommended approval of BAZ-1750, subject to the property being platted. At the request of the applicant, BAZ-1750 was removed from the February 5, 2007, City Council agenda. Applicant was informed that if no further action was taken within 45 days of February 1, 2007, BAZ-1750 would be dismissed. Staff did not receive any further information from the applicant, and as a result, BAZ-1750 was dismissed. Other information regarding previous Comprehensive Plan changes and platting on this property is included in the Staff report presented to the Planning Commission.

The property is presently designated as Level 4 in the Comprehensive Plan. The CN zoning requested with BAZ-2007 is considered to be in compliance with the Comprehensive Plan in Level 4. According to the FEMA maps, none of the property is located within a 100-year floodplain area.

The Planning Commission, in their meeting of July 12, 2018, concurred with Staff and recommended approval (4-0 vote) of BAZ-2007, subject to the property being platted. Three people spoke regarding this case. They expressed interest in the future road layout and were concerned about any road being extended through the Camillo Village neighborhood to the east.

Cost: \$0

Prepared By: Brent Murphy, AICP, Senior Planner

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

Approved By: **Michael L. Spurgeon, City Manager**

Attachments: **Planning Commission Fact Sheet**
 Case map
 Aerial photo
 2012 Comprehensive Plan Update

Recommendation:

Approve BAZ-2007 as recommended by Planning Commission and Staff.

BDM