



City of Broken Arrow

Request for Action

File #: 19-235, **Version:** 1

Broken Arrow Planning Commission
02-14-2019

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding (Planned Unit Development) PUD-286, Fire Station No. 3, 3.03 acres, 1 lot, A-1 to CG, one-half mile south of Florence Street, west of 23rd Street, north of the Creek Turnpike

Background:

Applicant: Alex Mills, City of Broken Arrow, Engineering & Construction
Owner: Storybook Properties
Developer: City of Broken Arrow
Engineer: City of Broken Arrow
Location: One-half mile north of Jasper Street and west of 23rd Street
Size of Tract 3.0331 acres
Number of Lots: 1
Present Zoning: AG/CG
Comp Plan: Level 6 (Regional Employment)

PUD-286 is a request to modify the zoning code for the CG zoning district to reduce the building setback requirements. The property is located one-half mile south of Florence Street, west of 23rd Street and north of the Creek Turnpike. The City of Broken Arrow will be purchasing the property with the intention of constructing a new fire station.

Currently, the property is used for agricultural purposes. The lot is currently undeveloped. Applicant intends to plat the property if their rezoning request is approved. On September 4, 2018 the Broken Arrow City Council approved BAZ-2011, a zoning change from A-1 to CG for the development of a fire station. During the development of the site plan it was discovered that due to a blue-line creek that the building would need to be adjusted to fit on the property. Because of the new adjustment, the building setback lines are needing to be reduce. This is the only modification being requested.

	Current	Proposed
Front:	50 ft	30 ft
Side Abutting Same District:	0 ft	0 ft
Side Abutting Non-Residential District:	30 ft	30 ft
Side Abutting Residential or A-1 District:	50 ft	30 ft

Rear: 50 ft 30 ft

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 2	A-1	Agricultural
East	Level 1	RS-1 & A-R-1	Single Family Residential
South	Level 6	A-1	Agricultural
West	Level 6	A-1	Agricultural

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

The property is designated as Level 6 in the Comprehensive Plan. CG zoning is identified as being in conformance with the Comprehensive Plan in Level 6. The property associated with PUD-286 is proposed to be developed as a public safety facility which is allowed in the CG district.

Attachments: PUD-286 Case Map
PUD-286 Aerial Photo
Proposed PUD Development Standards
Exhibit A of the Proposed PUD
Conceptual Site Plan
Comprehensive Plan

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-286 be approved, subject to the property being platted.

Reviewed and Approved By: Michael W. Skates

LRC