



City of Broken Arrow

Request for Action

File #: 19-277, Version: 1

**Broken Arrow City Council
Meeting of: 03-05-2019**

Title:

Approval of (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:

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.

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.

In their meeting of February 14, 2019, the Planning Commission recommended approval (3-0 vote) of PUD-286 per Staff recommendation. Staff recommended approval of PUD-286 subject to the property being platted. Two residents who own property in the area ask questions about the development, setbacks, traffic and noise, but were not opposed to the development.

Cost: \$0

Funding Source: None

Requested By: Michael Skates, Development Services Director

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
 PUD-286 Case Map
 PUD-286 Aerial Photo
 BAZ-2011 Case Map
 Proposed PUD Development Standards
 Exhibit A of the proposed PUD
 Comprehensive Plan

Recommendation:

Approve PUD-286 per Planning Commission and Staff recommendation.