



City of Broken Arrow

Request for Action

File #: 19-514, **Version:** 1

Broken Arrow Planning Commission
05-09-2019

To: Chairman and Commission Members
From: Development Services Department

Title: Approval of PT19-106, Preliminary Plat, Fire Station No. 3, 3.03 acres, 1 Lot, A-1 to PUD-286/CG, one-half mile south of Florence Street (111th Street), west of 23rd Street (County Line Rd), north of the Creek Turnpike

Background:

Applicant: R. Muzika, GEODECA LLC
Owner: City of Broken Arrow
Developer: City of Broken Arrow
Engineer: Wallace Engineers Structural Consultants, Inc.
Location: One-half mile south of Florence Street (111th Street), west of 23rd Street (County Line Rd.), north of the Creek Turnpike
Size of Tract 3.03 acres
Number of Lots: 1
Present Zoning: A-1 to PUD-286/CG
Comp Plan: Level 6 (Regional Employment/Commercial)

PT19-106, the preliminary plat for Fire Station No. 3, contains one lot of 3.03 acres. This property, which is located 700 feet north of the Creek Turnpike, west of 23rd Street, is zoned A-1 to PUD-286/CG. A fire station and associated improvements are proposed to be developed on the property.

On September 4, 2018, the 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, the building would need to be adjusted to fit on the property. This required amending the setback lines. On March 5, 2019, the City Council conditionally approved PUD-286 to modify the setback lines, subject to platting.

With the Fire Station No. 3 plat, a 60-foot-wide right-of-way is being dedicated at the north side of the property that aligns with Los Angeles Street on the city street grid. The primary access to the site is from this right-of-way. Two additional driveways are proposed along 23rd Street on the east side of the site. One of these driveways is for fire truck egress, and the southernmost driveway will access additional parking. City utilities are available to serve the site.

There is an existing pond in the northwest corner of the site that is proposed to be expanded to include a stormwater detention easement. There is also a blue-line creek across the southwest corner of the site that will include an overland drainage easement.

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 PT19-106 is proposed to be developed as a public safety facility that is allowed in the CG District.

Attachments: **Checklist**
 Preliminary Plat and Deed of Dedication
 Conceptual Site Plan, Floor Plan, Elevations, and Axonometrics

Recommendation:

Staff recommends PT19-106, preliminary plat for Fire Station No. 3 be approved, subject to the attached checklist.

Reviewed and Approved By: **Larry R. Curtis**

JMW