



# City of Broken Arrow

## Request for Action

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**File #:** 19-953, **Version:** 1

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**Broken Arrow City Council**  
**Meeting of: 08-06-2019**

**Title:**

Approval of BAZ-2032, Sommer Rezoning, 32.753 acres, A-1 (Agricultural) to CG (Commercial General), west of 23rd Street (193rd East Avenue/County Line Road), and north of the Creek Turnpike

**Background:**

BAZ-2032 is a request to change the zoning designation on 32.753 acres from A-1 (Agricultural) to CG (Commercial General). The unplatted property is located west of 23<sup>rd</sup> Street (193<sup>rd</sup> E. Avenue) and north of the Creek Turnpike.

The subject property once included a larger area; however, on May 12, 1999, the Oklahoma Turnpike Authority acquired a portion of the applicant's property for construction of the Creek Turnpike. On July 2, 2004, the applicant dedicated a 25.25-foot strip of land (totaling 0.48 acres) along the 23<sup>rd</sup> Street frontage of this property for public right-of-way.

The Future Development Guide of the Comprehensive Plan shows the site to be designated as Level 6. The CG (Commercial General) zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 6.

BAZ-2032 was reviewed by the Planning Commission on July 11, 2019. Nobody spoke on this item during the Public Hearing session. The Planning Commission recommended approval (4-0) of BAZ-2032 as per Staff recommendation. Staff had recommended that the approval be subject to platting the property.

**Cost:** \$0

**Funding Source:** None

**Requested By:** Larry R. Curtis, Acting Director of Community Development

**Approved By:** City Manager's Office

**Attachments:** Published PC Factsheet  
Case map  
Aerial photo  
Comprehensive Plan Exhibit

**Recommendation:**

Approve BAZ-2032 as per Planning Commission and Staff recommendation.