



# City of Broken Arrow

## Request for Action

---

**File #: 20-108, Version: 1**

---

**Broken Arrow City Council  
Meeting of: 01-21-2020**

**Title:**

Consideration, discussion and possible approval of BACP-165 (Comprehensive Plan Change), Level 6 and Greenway/Floodplain to an increased amount of Level 6 and a decreased amount of Greenway/Floodplain, Metro Foot & Ankle, 0.58 acres, IL (Industrial Light), one-half mile south of Kenosha Street (71st Street), west of Elm Place

**Background:**

BACP 165 is a request to change the Comprehensive Plan designation from Level 6 and Greenway/Floodplain to an increased amount of Level 6 and a decreased amount of Greenway/Floodplain on 0.58 acres located one-half mile south of Kenosha Street, west of Elm Place, at 701 W. Elgin Street. The property, which is vacant, has been platted as Lot 1 of Block 10, Graham Franklin Industrial Park IV recorded in Tulsa County on March 29, 1977. The site is zoned IL (Industrial Light) and previously included a car wash.

In conjunction with BACP-165, applicant has submitted a request to rezone the property (BAZ-2042) from IL (Industrial Light) to CH (Commercial Heavy) and for approval of a Planned Unit Development permit (PUD-300). With BACP-165, applicant requests approval to increase the area of the site that is in Level 6 and reduce the area that is in Greenway/Floodplain for a proposed medical office. Currently, 14 percent of the site is within the 100-year floodplain, 57 percent is within the 500-year floodplain, with 29 percent of the site outside of floodplain. The proposed amendment involves only the 500-year floodplain as shown on the conceptual site plan exhibit. The small size of the site has made it a challenging site to develop. While the site is platted within an industrial park, it borders on Elm Place, a commercial corridor. Action LU1.2 of the Land Use and Development chapter (Chapter 4) of the Comprehensive Plan states that infill development should be encouraged as it is ultimately more efficient for delivering city services and building infrastructure. Commercial use is appropriate in this location, and infill development will revitalize this property along Elm Place.

BACP-165 was reviewed by the Planning Commission on December 19, 2019. No one spoke during the Public Hearing portion of the change in Comprehensive Plan request. Staff had recommended to the Planning Commission that BACP-165 be approved subject to the rezoning and Planned Unit Development permit requests being approved, the applicant submitting a Comprehensive Plan Amendment exhibit, the applicant mapping the floodplain and providing compensatory storage for areas of fill, the applicant submitting a LOMA-F to FEMA, and the applicant amending the limits of no access on the plat to allow for one driveway entrance along Elm Place consistent with the existing curb cut. The Planning Commission recommended approval (5-0) of BACP-165 as per Staff recommendation.

**Cost:** \$0

**Funding Source:** None

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

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

**Attachments:** Published Planning Commission Staff Report  
Case Map  
Aerial Photo  
Description  
Conceptual Site Plan Exhibit  
Previous Site Development  
Comprehensive Plan Exhibit  
FEMA Exhibit

**Recommendation:**  
Approve BACP-165.