



# City of Broken Arrow

## Request for Action

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**File #:** 20-509, **Version:** 1

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**Broken Arrow Planning Commission**  
**05-14-2020**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:**

**Approval of PT20-104, Preliminary/Conditional Final plat, Donato, a replat of a part of Lot 12, Block 2 Prairie Dale, 0.60 acres, 1 Lot, A-1 to CN, west of the northwest corner of Oneta Road (241<sup>st</sup> E. Avenue) and State Highway 51**

**Background:**

**Applicant:** Kyle Gibson  
**Owner:** Alberto Donato  
**Developer:** Alberto Donato  
**Surveyor:** Sean T. Cease  
**Location:** West of the northwest corner of Oneta Road (241<sup>st</sup> E. Avenue) and State Highway 51  
**Size of Tract** 0.60 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1 to CN (BAZ-2043)  
**Comp Plan:** Level 4

PT20-104, the preliminary/conditional final plat for Donato, contains 0.60 acres on one lot. This property is located west of the northwest corner of Oneta Road (241<sup>st</sup> E. Avenue) and State Highway 51. Donato is a replat of a part Lot 12, Block 2 Prairie Dale. The plat for Prairie Dale was recorded in Wagoner County on August 4, 1970. On January 5, 1987, the property was annexed into the City Limits of Broken Arrow with Ordinance 1436 and assigned a zoning classification of A-1. Since no known engineering or public improvements are required aside from sidewalk installation, this plat is being reviewed as a preliminary/conditional final plat.

There is an existing building on the property that the applicant desires to install a medical marijuana dispensary, Cannabis Inc. Medical marijuana dispensaries are allowed in the CN district but not in the A-1 district. On February 4, 2020, the City Council approved BAZ-2043 to change the zoning on the property from A-1 to CN (Commercial Neighborhood). BAZ-2043 was approved subject to the property being replatted.

With this plat, access is limited to one existing point onto State Highway 51. Water and sanitary sewer service to this property will be provided by Rural Water District #4. According to the FEMA maps, none of the property is located within a 100-year floodplain.

**Attachments:** Checklist  
Preliminary/conditional final plat

Recorded plat for Prairie Dale  
Site plan for Cannabis Inc.

**Recommendation:**

Staff recommends PT20-104, preliminary/conditional final plat for Donato, be approved, subject to the attached checklist.

**Reviewed By:**        **Jill Ferenc**

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

BDM