



# City of Broken Arrow

## Request for Action

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**File #: 25-856, Version: 1**

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**Broken Arrow Planning Commission  
06-12-2025**

**To:** Chair and Commission Members  
**From:** Community Development Department  
**Title:**

Public hearing, consideration, and possible action regarding BAZ-002194-2025 (Rezoning), Realty One Group Dreamers, 0.24 acres, R-3 (Single Family Residential) & DM (Downtown Mixed-Use)/DROD (Downtown Residential Overlay District) Area 6 to DM/DROD Area 6, located at the northeast corner of Broadway Avenue and Date Avenue

**Background:**

**Applicant:** Joanna Ford, Realty One Group Dreamers  
**Owner:** Joanna Ford, Realty One Group Dreamers  
**Developer:** Joanna Ford, Realty One Group Dreamers  
**Engineer:** N/A  
**Location:** Northeast corner of Broadway Avenue and Date Avenue  
**Size of Tract** 0.24 acres  
**Present Zoning:** R-3 (Single Family Residential) and DM (Downtown Mixed-Use)/DROD Area 6  
**Proposed Zoning:** DM (Downtown Mixed-Use)/DROD Area 6  
**Comp Plan:** Level 5 (Downtown Area)

BAZ-002194-2025 is a request to rezone 0.24 acres from R-3 (Single Family Residential) and DM (Downtown Mixed-Use)/DROD (Downtown Residential Overlay District) Area 6 for a proposed office building. This property is generally located at the northeast corner of Broadway Avenue and Date Avenue.

The parcel in question consists of two lots, both in DROD Area 6. The north lot is currently zoned R-3 and this application will rezone that lot to DM to facilitate combining the two lots for an office development. The south lot is currently zoned DM and will remain so.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	DROD Area	Zoning	Land Use
North	Level 5	1	R-3	Single Family Residential
East	Level 5	6	R-3	Single Family Residential
South	Level 5	6	DF	Downtown Fringe - Office
West	Level 5	6	R-3	Single Family Residential

According to FEMA maps, none of this property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. Per Table 4-1 of the Comprehensive Plan, DM zoning is considered to be in accordance with the Comprehensive Plan in Level 5.

**Attachments:**      Case map  
                             Aerial map  
                             Comprehensive Plan  
                             Zoning Exhibit

**Recommendation:**

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002194-2025 be approved and that platting be waived.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Rocky Henkel**

MEH