



# City of Broken Arrow

## Request for Action

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**File #:** 24-556, **Version:** 1

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**Broken Arrow Planning Commission**  
**04-25-2024**

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

**Title:**

**Public hearing, consideration, and possible action regarding COMP-001404-2024 (Comprehensive Plan Change), Villas at Battle Creek, 23 acres, Levels 2, 4, and 6 to Levels 3 and 4, generally located south and east of the southeast corner of Omaha Street (51<sup>st</sup> Street) and Aspen Avenue (145<sup>th</sup> East Avenue)**

**Background:**

**Applicant:** TEP (Tulsa Engineering & Planning)

**Owner:** Capital Homes (BC Land Holdings Company, LLC), Brian Beam

**Developer:** Capital Homes (BC Land Holdings Company, LLC), Brian Beam

**Engineer:** TEP

**Location:** South and east of the southeast corner of Omaha Street (51st Street) and Aspen Avenue (145th East Avenue)

**Size of Tract** 11.49 acres

**Number of Lots:** 2

**Present Zoning:** A-1 (CN via BAZ 1070)

**Comp Plan:** Levels 2, 4, and 6 to Levels 3 and 4

COMP-001404-2024 is a request to change the Comprehensive Plan designation from Levels 2, 4, and 6 to Levels 3 and 4 on approximately 11.49 acres generally located south and east of the southeast corner of Omaha Street (51st Street) and Aspen Avenue (145th East Avenue). The property is presently unplatte and undeveloped.

Applicant is interested in developing this property for commercial and single-family uses. Pending approval of this amendment to the comprehensive plan, the applicant intends to submit a rezoning request to change the zoning to Commercial General and Single-Family Residential. At this time, the applicant has not provided a draft major PUD amendment for this development.

Amending the Comprehensive Plan to Levels 3 and 4 could potentially support a future rezoning to any zoning district identified as possible or allowed within the Comprehensive Plan level. Table 4-1: Land Use Intensity System Zoning District Table, of the Comprehensive Plan identifies these potential districts.

Table 4-1: Land Use Intensity System Zoning Districts Table

Zoning Districts	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
RS-1: SF Residential District	Allowed						
R-2: SF Residential District	Possible	Allowed	Possible				
RS-2: SF Residential District	Possible	Allowed	Possible				
RS-3: SF Residential District	Possible	Allowed	Possible				
RS-4: SF Residential District		Allowed	Allowed				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential MF District			Allowed	Possible	Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed-Use District			Possible	Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District					Allowed		
ON: Office Neighborhood District	Possible	Allowed	Allowed	Possible			
CN: Commercial Neighborhood District			Allowed	Possible	Allowed		
CG: Commercial General District			Allowed	Possible	Allowed		
CH: Commercial Heavy District					Allowed	Possible	
IL: Industrial Light District					Possible	Allowed	
IH: Industrial Heavy District						Allowed	

## 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	Zoning	Land Use
North	Level 4 & Level 2	CG, A-CG, & RD	Commercial, Undeveloped & Single-Family Residential
East	Level 2, 3, 6, & Public Recreation	RM & CG/PUD-94	Golf Course, Single-Family Residential, & Multi-Family, Undeveloped
South	Level 6	CG & SP-67	Battle Creek Church
West	Level 6	CH/PUD-209 & A-CH	Undeveloped

On March 26, 2024, Nathan Cross, Attorney for BC Land Holdings Company sent an informational letter to surrounding residents with information pertaining to this upcoming application for a Comprehensive Plan amendment.

**Attachments:** Case Map  
Aerial Photo  
Comprehensive Plan  
Exhibit A  
Informational Letter sent to neighboring residents

**Recommendation:**

Based on the location of the property and surrounding land uses, Staff recommends COMP-001404-2024 be approved, subject to the property being platted.

**Reviewed by:** Amanda Yamaguchi

**Approved by:** Rocky Henkel

**ALY**