



City of Broken Arrow

Request for Action

File #: 24-556, Version: 1

**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 (51st Street) and Aspen Avenue (145th 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 unplatted 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