



City of Broken Arrow

Request for Action

File #: 21-301, **Version:** 1

Broken Arrow Planning Commission
02-25-2021

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BACP-173, City Project Comprehensive Plan Amendment, approximately 20 acres, Level 3 to Level 6, one-half mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)

Background:

Applicant: City of Broken Arrow
Owner: Broken Arrow Economic Development Authority
Developer: N/A
Location: One-half mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)
Size of Tract: Approximately 20 acres
Number of Lots: 1
Present Zoning: A-1 and ON/SP-198
Comp Plan: Level 3 (Transition Area)

BACP-173 is a request to change the Comprehensive Plan designation on an approximately 20-acre tract of land from Level 3 (Transition Area) to Level 6 (Regional Employment/Commercial). The undeveloped property, which is located one-half mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue) is zoned A-1 and ON/SP-198.

A-1 zoning was assigned to the property when it was annexed into the City of Broken Arrow by Ordinance 1936 on June 19, 1995. The southern 14-acres remains zoned A-1. The northeastern approximately 6-acres was rezoned to CN/SP-198 on November 21, 2005 via BAZ-1692, subject to the property being platted. The entire 20-acre subject property was platted in Tulsa County on November 26, 2017 as Lot 2, Block 1, Core Church of Broken Arrow.

The City currently owns the property through the Broken Arrow Economic Development Authority. In order to make the property be more marketable for future commercial development, an amendment to the comprehensive plan is necessary to allow for these potential uses. The City of Broken Arrow owns the adjacent 20-acres to the south of this property, which has been rezoned via BAZ-2065 and PUD-319 for commercial, mixed-use, and multi-family residential uses.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

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

Location	Development Guide	Zoning	Land Use
North	Level 3	ON (Office Neighborhood) and A-1 (Agricultural)	Place of Assembly and undeveloped
East	Level 2	R-2 (Single-Family Residential)	Residential Neighborhood
South	Level 6 to Level 6 and Level 3 via BACP-169	R-2 (Single-Family Residential) to CH (Commercial Heavy) and RM (Residential Multi-Family) and PUD-319	Undeveloped
West	Level 6	A-1(Agricultural) to CG (Commercial General)/PUD-279 (via BAZ-1848 & PUD-279) and ON (Office Neighborhood)/SP-198	Under development as Sound Mind Behavioral Health Place of Assembly

According to FEMA maps, none of the property is located in a 100-year floodplain area.

Attachments: Case map
Aerial photo
Zoning Map
Core Church of Broken Arrow Plat

Recommendation:
Staff recommends that BACP-173 be approved.

Reviewed By: Jill Ferenc

Approved By: Larry Curtis

ALY