



City of Broken Arrow

Request for Action

File #: 24-852, Version: 1

**Broken Arrow Planning Commission
06-27-2024**

To: Chairman and Commission Members
From: Community Development Department
Title:

Public hearing, consideration, and possible action regarding COMP-001514-2024 (Comprehensive Plan Change), The Range at Tiger Crossing, A-1 to CG (via BAZ-1643), 17 acres, Level 2 and 4 to Level 4, located on the northwest corner of County Line Road (North 23rd Street) and East Albany Street (East 61st street South).

Background:

Applicant: Deborah Palinskee (Sisemore and Associates)

Owner: Shaun Bhow (Bhow Capital LLC)

Developer: Shaun Bhow (Bhow Capital LLC)

Engineer: Sisemore and Associates

Location: On the northwest corner of County Line Road (North 23rd Street) and East Albany Street (East 61st street South).

Size of Tract 17 acres

Number of Lots: 3

Present Zoning: A-1 (Agriculture) to CG (Commercial General) via BAZ-1643

Comp Plan: Level 2 and 4 to Level 4

COMP-001514-2024 is a request to change the Comprehensive Plan designation from Level 2 (Urban Residential) and 4 (Commercial/Employment Nodes) to Level 4 for 17 acres located on the northwest corner of County Line Road and East Albany Street. The property is currently un-platted and undeveloped.

BAZ-1643 was approved by City Council in 2004, subject to platting. This property has not been platted since this approval, so the previously approved rezoning has not been implemented. The applicant is submitting this Comprehensive Plan change with the intention of applying for a rezoning to CM (Community Mixed-Use). Comprehensive plan level 4 supports rezoning to CM.

The applicant has submitted conceptual exhibits to show the general outline of the proposed development. This development is proposing commercial businesses along the frontages of both County Line Road, and Albany Street. Then behind this commercial development, on the northwest portion of the lot, the applicant is proposing a townhouse/duplex style multi-family development.

This development is proposed to be developed with a Planned Unit Development (PUD). A conceptual PUD has been included in the agenda packet. The primary intent of the PUD is to modify the driveway spacing requirements, and to outline the development plan for the townhouse/duplex style multi-family development,

with a maximum of 108 dwelling units.

Access will be provided off both Albany and County line, as shown in the conceptual layout. The details of this access are subject to change as staff works through the layout to make sure that it meets all international fire code regulations.

According to FEMA’s National Flood Hazard Layer, this property is located outside of the 100-year floodplain. Sanitary sewer and water are available from the City of Broken Arrow.

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 2 and 4	R-3/PUD-144 and CG	Single Family Residential/Minor Automotive Repair
East	Level 4	CH	Gas station/undeveloped
South	Public/Semi Public	A-1	High School
West	Level 2	CG	Commercial General

- Attachments:** Case Map
Aerial Photo
Exhibit
Exhibit
Conceptual PUD Design Statement
Conceptual Layout
Comprehensive Plan

Recommendation:

Staff recommends COMP-001514-2024 be approved, subject to City Council approving a PUD that is similar to the conceptual PUD provided, and the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

HMB