



City of Broken Arrow

Request for Action

File #: 24-1324, Version: 1

**Broken Arrow Planning Commission
09-26-2024**

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

Public hearing, consideration, and possible action regarding COMP-001715-2024 (Comprehensive Plan Change), Gatesway Multi-Family, 35.5 acres, Level 3 and 6 to Level 3, generally located one half mile north of East Houston Street (81st Street) and one quarter mile east of 9th Street (177th East Avenue / Lynn Lane Road)

Background:

Applicant: Danyell Blankenship

Owner: Nathan Way

Developer: N/A

Engineer: Billy Cox

Location: One half mile north of East Houston Street (81st Street) and one quarter mile east of 9th Street (177th East Avenue / Lynn Lane Road)

Size of Tract 35.5 acres

Number of Lots: 3

Present Zoning: CRD (Residential Duplex), and PUD-176

Comp Plan: Level 3 and Level 6 (Regional Employment/Commercial) to Level 3 Transition Area)

COMP-001715-2024 is a request to change the Comprehensive Plan designation from Level 3 and Level 6 to Level 3 on approximately 35.5 acres generally located one half mile north of East Houston Street (81st Street) and one quarter mile east of 9th Street (177th East Avenue / Lynn Lane Road). The property is partially platted as part of Lot 1 Block 1 Gatesway Foundation Campus. The parcel is currently developed and will add a Multi-Family development.

The proposed tract is included in PUD 176. This PUD was approved by City Council on July 2, 2007. The applicant is proposing to expand upon the existing PUD. The applicant is interested in developing this property for a proposed Multi-Family workforce development.

The Land Use Intensity System shows that rezoning to RM (Residential Multi-Family) is allowed in Level 3 of the comprehensive plan.

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 1	R-1	Single-Family Residential
East	Level 6	RD	Residential Duplex
South	Level 7	IL	Industrial
West	Level 3	RD	Residential Multi-Family

Attachments: Case Map

Aerial Photo

Conceptual Gateway PUD

Conceptual Site Plan

Exhibit
Comprehensive Plan

Recommendation:

Based on the location of the property and surrounding land uses, Staff recommends COMP-001750-2024 be approved, subject to the property being platted, a PUD being approved by City Council that is similar to the conceptual PUD that was submitted with this application.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

HMB