



Fact Sheet

File #: 15-398, Version: 1

Broken Arrow Planning Commission  
09-24-2015

To: Chairman and Commission Members  
From: Development Services Department  
Title: Public hearing, consideration, and possible action regarding BAZ 1944, J-E-R LLC property, 6.50 acres, A-1 to CN, southeast corner of Jasper Street and Olive Avenue

Background:

Applicant: Dean Solberg, Attorney  
Owner: J-E-R, LLC  
Developer: J-E-R, LLC  
Engineer: NA  
Location: Southeast corner of Jasper Street and Olive Avenue  
Size of Tract: 6.50 acres  
Number of Lots: 1  
Present Zoning: A-1  
Comp Plan: Level 4 (Commercial/Employment Nodes)

BAZ 1944 is a request to change the zoning designation on a 6.50 acre undeveloped tract from A-1 (Agricultural) to CN (Commercial Neighborhood). The property, which is located on the southeast corner of Jasper Street and Olive Avenue, was annexed into the City Limits of Broken Arrow on September 1, 2015 (Ordinance Number 3363). Applicant has not identified any specific uses proposed for the property at this time. In the past, rose plants have been sold on the south part of the property. None of the property has been platted.

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	Levels 3 and 4	A-CN and A-RE	Undeveloped and large lot single family residential
East	Level 4	AG (Tulsa County)	Large lot single family residential

South	Level 3	A-1	Undeveloped
West	Level 1	RS (Tulsa County)	Large lot single family residential

The property is designated as Level 4 in the Comprehensive Plan. The CN zoning requested with BAZ 1944 is in accordance with the Comprehensive Plan in Level 4.

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

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1944 be approved, subject to the property being platted. When the property is platted, arterial street right-of-way and utility easements shall be dedicated along both Jasper Street and Olive Avenue in accordance with the Subdivision Regulations.

**Reviewed By:** Farhad Daroga

**Approved By:** Michael W. Skates

FKD: BDM