



FACT SHEET

File #: 15-042, Version: 1

Broken Arrow Planning Commission  
06-25-2015

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding BACP 145 and BAZ 1938, 201 W. Commercial Parking Lot, 0.40 acres, Level 2 to Level 5 and R-3 to DM, southwest corner of Ash Avenue and Commercial Street

**Background:**

**Applicant:** Matt Newman  
**Owner:** 222 Investments, LLC  
**Developer:** 222 Investments, LLC  
**Engineer:** Wallace Engineering  
**Location:** Southwest corner of Ash Avenue and Commercial Street  
**Size of Tract** 0.40 acres  
**Number of Lots:** 1  
**Present Zoning:** R-3  
**Present Comp Plan:** Level 2

BACP 145 is a request to change the Comprehensive Plan designation on 0.40 acres from Level 2 to Level 5. In conjunction with the Comprehensive Plan change, applicant is also requesting that the zoning on the property be changed from R-3 to DM. The property, which is currently vacant and being used as a staging area for construction equipment and materials for The District at 222 loft apartments under construction to the east, is located on the southwest corner of Ash Avenue and Commercial Street.

Applicant is proposing to construct an asphalt parking lot that according to the application will serve the residents of The District at 222 loft apartments as well as patrons of the Rose District. In conjunction with the parking lot, seven on-street parking spaces will be constructed along Commercial Street. As per Section

5.2.B.1.b of the Zoning Ordinance, landscaping/decorative walls or fencing is required along Ash Avenue and Commercial Street. In addition, as per Section 5.2.B.1.d of the Zoning Ordinance, landscaping is required along the west boundary next to the residential property.

Parking structures are not a use permitted in the R-3 district, but are allowed in the

DM district. The DM district is in accordance with the Comprehensive Plan in Level 5, but not in Level 2. The District at 222 loft apartments on Main Street are nearing completion. To save time, the applicant has requested the Comprehensive Plan change and rezoning be heard at the same time.

A 28-inch caliper Catalpa tree abuts the northeast corner of the property. This tree is historically significant to the City of Broken Arrow; it was one of the first trees brought by the settlers of Broken Arrow. The grading plan notes the historical significance of this tree and contractors are informed not to disturb the tree and to use extreme caution when working in the area around the tree.

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

Location	Development Guide	Zoning	Land Use
North	Level 5	DM and R-3	Office building and multifamily
East	Level 5	DM	Commercial
South	Level 2	R-3	Single - family and parking lot
West	Level 2	R-3	Single-family residential

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

On May 12, 2015, BACP 146 and BAZ 1938 were reviewed by the Downtown Advisory Board. The Downtown Advisory Board recommended approval of BACP 145 and BAZ 1928 subject to the following conditions:

1. Provide parking lot lighting in accordance with the Zoning Ordinance.
2. Provide opaque screening adjacent to all residential uses, including the west boundary and a portion of the south boundary, in accordance with the Zoning Ordinance.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan Map  
Conceptual site plan information submitted June 8, 2015

**Recommendation:**  
Based upon the location of the property and the surrounding land uses, Staff recommends that BACP 145 and

BAZ 1938 be approved as recommended by the Downtown Advisory Board, parking lot lighting and opaque screening adjacent to all residential uses being provided in accordance with the Zoning Ordinance. The historic tree on the northeast corner of the property shall be protected and as noted on the grading plans, this area shall not be disturbed and extreme caution shall be used when working in this area. Landscaping and fencing shall be provided in accordance with Sections 5.2.B.1.b and 5.2.B.1.d of the Zoning Ordinance.

**Reviewed By: Farhad Daroga**

**Approved By: Michael W. Skates**

FKD: BDM