



City of Broken Arrow

Request for Action

File #: 23-1048, **Version:** 1

Broken Arrow Planning Commission
08-10-2023

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

Public hearing, consideration, and possible action regarding BAZ-000924-2023 (Rezoning), Bowden Rezoning, 3.33 acres, A-RE(Annexed - Residential Estate) to CG (Commercial General), located on the southeast corner of East New Orleans Street (East 101st Street South), and South Lynn Lane Road (South 177th East Avenue/North 9th Street)

Background:

Applicant: Julia and Gerald Bowden
Owner: Julia and Gerald Bowden
Developer: N/A
Engineer: N/A
Location: On the southeast corner of East New Orleans Street (East 101st Street South), and South Lynn Lane Road (South 177th East Avenue/North 9th Street)
Size of Tract 3.33 acres
Number of Lots: 1
Present Zoning: A-RE (Annexed - Residential Estate)
Proposed Zoning: CG (Commercial General)
Comp Plan: Level 4 (Commercial/Employment Nodes)

BAZ-000924-2023 is a request to change the zoning designation on 3.33 acres from A-RE to CG. The property is located at the southeast corner of East New Orleans Street, South Lynn Lane Road and is unplatted.

This property was annexed into the city and given a transitional zoning classification which most closely corresponded to the actual primary use of the said tract of land, Annexed Residential Estate. The Broken Arrow NEXT Comprehensive Plan was adopted in August of 2019, and designated this land as level 4, which designates future uses as commercial and employment nodes. The property owner is intending to sell this property and decided to bring the property into conformance with the comprehensive plan to make an easier transition for the potential purchaser.

According to the Zoning Ordinance, the Commercial District zoning district has a minimum lot frontage of 200 feet and no minimum lot size. This lot meets the minimum frontage requirements.

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 4	A-1	Undeveloped
East	Level 3	A R-E	Undeveloped
South	Level 3	A R-E	Single-Family Residential
West	Level 4	R-1	Single-Family Residential

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain.

The property is designated as Level 4 in the Comprehensive Plan. The CG zoning being requested is in accordance with the Comprehensive Plan.

Attachments:

Case Map

Aerial

Legal Description

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-000924-2023 be approved subject to platting.

Reviewed by: Amanda Yamaguchi

Approved by: Kevin Maevers

HMB