



# City of Broken Arrow

## Fact Sheet

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**File #:** 16-1507, **Version:** 1

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### Broken Arrow Planning Commission

01-12-2017

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding BAZ 1967, Bentley Square, 8.14 acres, CG to RS-4, west of the southwest corner of Aspen Avenue and Jasper Street

#### Background:

**Applicant:** Erik Enyart, Tanner Consulting, LLC  
**Owner:** HHBG, LLC  
**Developer:** HHBG, LLC  
**Engineer:** Tanner Consulting, LLC  
**Location:** West of the southwest corner of Aspen Avenue and Jasper Street  
**Size of Tract:** 8.14 acres  
**Number of Lots:** 1  
**Present Zoning:** CG  
**Comp Plan:** Level 2 (BACP 154)

BAZ-1967 involves 8.14 acres located west of the southwest corner of Aspen Avenue and Jasper Street. Applicant is requesting to change the zoning on the property from CG (Commercial General) to RS-4 (Single-Family Residential). BACP-154, a request to change the comprehensive plan designation on the property from Level 4 to Level 2, was approved by the City Council on July 19, 2016.

BACP-154 was approved subject to the property being platted and a PUD similar in context to the draft PUD associated with BACP-154 being submitted. Due to the similarities in the draft PUD and the new RS-4 zoning district, this development will be allowed using the RS-4 standards. PT16-111, the preliminary plat for Bentley Square, has been submitted in conjunction with BAZ 1967.

The RS-4 zoning requested by the applicant was approved by the Planning Commission on October 13, 2016 and was adopted by City Council on December 20, 2016 as ordinance number 3465.

According to the FEMA maps, none of the property associated with BAZ-1967 is located within the 100-year floodplain area.

**Attachments:** Case map  
Aerial Photo  
RS-4 Zoning Ordinance 3465

**Recommendation:**

Based on the Comprehensive Plan and the location of the property, Staff recommends that BAZ-1967 be approved subject to the property being platted.

**Reviewed and approved by: Michael Skates**

MWS: ALY