City of Broken Arrow

Request for Action

File #: 19-848, **Version:** 1

Broken Arrow Planning Commission
07-11-2019

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

Public hearing, consideration, and possible action regarding BACP-163 (Comprehensive Plan Change), Tidal Wave, 3.11 acres, Public/Semi Public to Level 6, south of the southeast corner of Houston Street (81st Street) and Elm Place (161st East Avenue)

Background:
Applicant: Jason Stidman
Owner: Broken Arrow Public Schools
Developer: Jason Stidman
Location: South of the southeast corner of Houston Street (81st Street) and Elm Place (161st East Avenue)
Size of Tract 3.11
Number of Lots: 1
Present Zoning: R-2 (Single-Family Residential)
Comp Plan: Public/Semi Public

BACP-163 is a request to change the Comprehensive Plan designation on a 3.11-acre tract of land from Public/Semi Public to Level 6. Applicant is interested in rezoning the property from R-2 (Single-Family Residential) to CH (Commercial Heavy). CH is considered to be in conformance with the Comprehensive Plan in Level 6. The undeveloped property, which is located south of the southeast corner of Houston Street (81st Street) and Elm Place (161st East Avenue) is currently owned by the Broken Arrow Public Schools and was previously used a track area for the former elementary school to the north.

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	Public/Semi Public	R-2/SP-240	Head Start

East	Level 2	R-2	Single-Family subdivision
South	Level 6	CH	Auto Zone
West	Level 4	CG-PUD-28A	Shopping Center

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

Attachments: Case map
Aerial photo
Comprehensive Plan

Recommendation:
Staff recommends that BACP-163 be approved, subject to the property being platted.

Reviewed and Approved By: **Larry Curtis**

LRC: ALY