

**Broken Arrow Planning Commission
06-27-2024**

To: Chairman and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding BAZ-001321-2024, Rezoning, Northside Christian Church, 1.81 acres, CH (Commercial Heavy) to CN (Commercial Neighborhood), approximately one-quarter mile north of Kenosha Street (71st Street), east of Elm Place (161st Avenue)

..End

Background:

Applicant: Jared James
Owner: Justin Carpenter
Developer: N/A
Surveyor: Albert Jones III
Location: approximately one-quarter mile north of Kenosha Street (71st Street), east of Elm Place (161st Avenue)
Size of Tract 1.81 Acres
Number of Lots: 1
Present Zoning: CH (Commercial Heavy)
Proposed Zoning: CN (Commercial Neighborhood)
Comp Plan: Level 6 - Regional Employment/Commercial

BAZ-001321-2024 is a rezoning request that involves a 1.81 acre lot and proposes a change from Commercial Heavy to Commercial Neighborhood. The property is located north of Kenosha Street on Elm Place and is platted as Lot 1 Block 1 Northside Christian Church. The property will maintain street frontage along Elm Place and meets the minimum requirements outlined in the current Zoning Ordinance.

The applicant is requesting to rezone this lot in coordination with an approved lot split in order to prepare for a change of occupancy. The applicant and staff have had multiple meetings about the potential occupancy of a building located on this property, and recently applications have been submitted to change occupancy from a Church to a Daycare. Currently, the existing building on the property cannot be occupied as a Daycare but plans that have been submitted that would bring the building into compliance and facilitate the occupancy change. The applicant has been made aware this building cannot be used for a Child Care Facility use type until the building is in compliance.

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	Use Type
North	Level 6	CH	Place of Assembly
East	Level 3	RM	Undeveloped
South	Level 6	CH	Commercial
West	Level 2	R-2	Residential

According to FEMA maps none of the property is in the 100-year floodplain. A Blue-Line Stream does cross the eastern section of the proposed southern lot.

Attachments: Case map
Aerial
Proposed Legal Descriptions

Recommendation:

Based on the Comprehensive Plan, location of the property, and the surrounding land uses, Staff recommends BAZ-001321-2024 be approved, subject to the new warranty deed being recorded in Tulsa County.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JTH