



City of Broken Arrow

Request for Action

File #: 18-1400, Version: 1

**Broken Arrow Planning Commission
12-20-2018**

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ-2017, International Christian Assembly of Tulsa, 5.12 acres, R-1 to ON and the abrogation of a portion of SP 74 and SP 74A, north of Houston Street (81st Street), one-half mile east of Garnett Road (113th E. Avenue)

Background:

Applicant: Rev. Dr. Zack Varughese, International Christian Assembly of Tulsa, Inc.

Owner: Autumn Lands, Inc.

Developer: International Christian Assembly of Tulsa, Inc.

Engineer: NA

Location: North of Houston Street (81st Street), one-half mile east of Garnett Road (113th E. Avenue)

Size of Tract 5.12 acres

Number of Lots: 1

Present Zoning: R-1

Proposed Zoning: ON

Comp Plan: Level 3 (Transition Area)

BAZ-2017 is a request to change the zoning designation on a 5.12-acre parcel from R-1 (Single-Family Residential)/Specific Use Permits 74 and 74A to ON (Office Neighborhood) on property located north of Houston Street (81st Street), one-half mile east of Garnett Road (113th E. Avenue). The property is platted as part of Lot 1, Block 1 of Forest Hills Health Care Center. International Christian Assembly of Tulsa Inc. is proposing to build a new church on the property. In the Zoning Ordinance, churches are classified as "Places of Assembly". Places of Assembly is a permitted use in the ON district.

In 1992, the City Council approved SP-74 on 16.6 acres for 120 bed nursing home. SP-74 was approved subject to the property being platted. In 1993, 9.3 acres of the property was platted as "The Gardens". Forest Hills Health Care Center, which contained 102 beds, was constructed on the property. SP-74A, a request to expand SP-74 by 2.67 acres, was approved by the City Council on March 3, 1997, subject to the property being replatted. The plat for Forest Creek Hills Health Care Center was recorded in Tulsa County on July 31, 1997. With SP-74A, applicant was proposing to add 175 assisted living units. While some grading work started, these units were not constructed. On September 27, 2001, the Planning Commission approved BAL-800 that split Lot 1, Block 1 of Forest Hills Health Care Center into two lots, Tract A and Tract B. BAZ-2017 is associated

with Tract B of BAL-800.

According to FEMA maps, no part of the property is located within a 100-year floodplain. The Forest Hills Health Care Center plat notes that the floodplain boundaries were modified by a LOMR-F approval dated June 1997 from the Federal Emergency Management Agency, Case No. 97-06-331A.

Surrounding land uses and zoning classifications include the following:

North:	PUD-146/FD & PUD-77/R-1 Forest Creek Patio Homes and Buford Park
East:	PUD-77/R-1 & R-1/SP-107 Buford Park and Church
South:	R-1/SP-107 & PUD-117/R-3 The Villages at Wood Creek I
West:	R-1/SP-74 Forest Hills Health Care Center

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 3. The ON zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 3.

Attachments: Case map
Aerial photo
Comprehensive Plan
Forest Hills Health Care Center Plat
SP-74A Conceptual Site Plan
LOMR Letter From Federal Emergency Management Agency
BAL-800 Lot Split Exhibit

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2017 be approved and the portions of SP-74 and 74A that are located on this property be abrogated. Since the property has already be platted, Staff recommends that replatting be waived.

Reviewed by: Larry Curtis

Approved by: Michael Skates

BDM