



# City of Broken Arrow

## Fact Sheet

**File #:** 17-2868, **Version:** 1

**Broken Arrow Planning Commission  
11-16-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding BAZ-1990 (rezoning), Jackson Square on Main, 0.24 acres, R-3 to DM, south of Houston Street, one-quarter mile east of Elm Place

**Background:**

**Applicant:** Chad and Kathy Wolber, Wolber Properties LLC  
**Owner:** Chad and Kathy Wolber, Wolber Properties LLC  
**Developer:** Chad and Kathy Wolber, Wolber Properties LLC  
**Engineer:** N/A  
**Location:** South of Houston Street, one-quarter mile east of Elm Place  
**Size of Tract** 0.24 acres  
**Number of Lots:** 2  
**Present Zoning:** R-3  
**Proposed Zoning:** DM  
**Comp Plan:** Level 5

BAZ-1990 is a request to change the zoning designation on a 0.24 - acre tract of undeveloped land located south of Houston Street and one-quarter mile east of Elm Place from R-3 (Single-Family Residential) to DM (Downtown Mixed-Use). The property is platted as Lot 6 and the East half of Lot 7, Block 14, Fears Addition. Applicant is proposing to construct a row home-style apartment structure on the property.

Surrounding land uses and zoning classifications include the following:

North:	DM/R-3	Single-Family Structures
East:	R-3	Single-Family Structures
South:	DM	Single-Family Structures
West:	DM	Commercial Uses

This property is designated as Level 5 in the Comprehensive Plan. DM zoning is considered to be in conformance with the Comprehensive Plan in Level 5. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

Applicant has not prepared any specific site layout or elevations of the proposed row home style apartment.

Once received, the site layout and elevations will go before the Downtown Advisory Board.

**Attachments:** Case map  
Aerial photo  
Comprehensive plan  
Fears Addition Recorded plat

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-1990 be approved as presented.

**Reviewed by: Larry Curtis**

**Approved by: Michael Skates**

ALY