



City of Broken Arrow

Fact Sheet

File #: 15-743, **Version:** 1

**Broken Arrow Planning Commission
12-17-2015**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BACP-148, Callaway Office Building, 0.32 acres, R-3 to ON, southeast corner of First Street and Elgin Street

Background:

Applicant: Cody Callaway
Owner: Cody Callaway
Developer: Not Applicable
Engineer: Not Applicable
Location: Southeast corner of First Street and Elgin Street
Size of Tract 0.32 acres
Number of Lots: 4 (each lot 25' x 140')
Present Zoning: R-3 (Single-Family Residential), SP 137
Comp Plan: Level 2 (Urban Residential)

BACP 148 is a request to change the Comprehensive Plan designation from Level 2 to Level 5, involving 0.32 acres located on the southeast corner of First Street and Elgin Street. The property, which has been platted as Lots 7, 8, 9, 10, of Block 17, Original Town of Broken Arrow, is presently zoned R-3, with a Specific Use Permit (SP 137) and a Level 2 Comprehensive Plan designation.

The applicant desires to build a new office building with a residential theme for leasing purposes.

Currently the property is designated as Level 2 (Urban Residential) in the Comprehensive Plan; however, it is a vacant church parking lot (SP 137). Level 5 (Downtown Area) is necessary to accommodate office use. This request is in compliance with the Comprehensive Plan and the residential neighborhood design standards of the Downtown Master Plan. BACP 143 was heard by the Downtown Advisory Board (DAB) on March 10, 2015, which unanimously recommended approval. In addition, abrogation of Specific Use Permit 137 will be necessary, since the use has changed.

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	Land Use
North	Level 2, 5	RM, SP 137	Vacant
East	Level 2	R-3	Residential
South	Level 5	PUD 242/ON	Office Neighborhood
West	Level 5	R-3, SP 137	Vacant Church Play Ground

Attachments: Case Map
Aerial Photo
Downtown Master Plan Map

Recommendation:

Based upon the location of the property, the existing and surrounding land uses, the DAB and Staff recommend approval of BACP-148. Since this property is not being used for parking as intended in Specific Use Permit (SP 137), staff recommends SP 137, on this property be abrogated. Meanwhile, the property is already platted, therefore Staff recommends platting be waived.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM