

**Broken Arrow Planning Commission
12-19-2024**

To: Chairman and Commission Members
From: Community Development Department
Title:
..title

Public hearing, consideration, and possible action regarding COMP-001761-2024 (Comprehensive Plan Change), 510M, 3.46 acres, Level 3 (Transition Area) & Level 6 (Regional Employment/Commercial) to Level 3, located approximately one-third mile north of Kenosha Street (71st Street), east of Elm Place (161st E. Avenue).

..End

Background:

Applicant: Jared James
Owner: Jared James, NPG Ventures, LLC
Developer: N/A
Engineer: N/A
Location: approximately one-third mile north of Kenosha Street (71st Street), east of Elm Place (161st E. Avenue)
Size of Tract 3.46 acres
Number of Lots: 1
Present Zoning: CN (Commercial Neighborhood), CH (Commercial Heavy), & ON (Office Neighborhood)
Comp Plan: Level 3 (Transition Area) & Level 6 (Regional Employment/Commercial)
Requested: Level 3 (Transition Area)

COMP-001761-2024 is a request to change the Comprehensive Plan designation from Level 3 & 6 to Level 3 on approximately 3.46 acres platted as Lot 1, Block 1, Northside Christian Church. The property is located north of Kenosha Street, east of Elm Place.

The applicant is requesting this change to the comprehensive plan for the purpose of rezoning the property for a future commercial development. Pending approval of this amendment to the comprehensive plan, the applicant has submitted a rezoning request to change the zoning to ON (Office Neighborhood). No additional information has been provided at this time.

Amending the Comprehensive Plan to Level 3 could potentially support a future rezoning to any zoning district identified as possible or allowed within the Comprehensive Plan level. Table 4-1: Land Use Intensity System Zoning District Table, of the Comprehensive Plan identifies these potential districts.

Table 4-1: Land Use Intensity System Zoning Districts Table

Zoning Districts	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
RS-1: SF Residential District	Allowed						
R-2: SF Residential District	Possible	Allowed	Possible				
RS-2: SF Residential District	Possible	Allowed	Possible				
RS-3: SF Residential District	Possible	Allowed	Possible				
RS-4: SF Residential District		Allowed	Allowed				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential MF District			Allowed	Possible	Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed-Use District			Possible	Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District					Allowed		
ON: Office Neighborhood District		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood District				Allowed	Possible	Allowed	
CG: Commercial General District				Allowed	Possible	Allowed	
CH: Commercial Heavy District						Allowed	Possible
IL: Industrial Light District						Possible	Allowed
IH: Industrial Heavy District							Allowed

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
North	Level 3 & 6	CH & RM	Church
East	Level 6	CH & CN	Church & Daycare
South	Level 6	CH	Undeveloped
West	Level 6	RM	Undeveloped

According to FEMA Maps, none of this property is located within the 100-year floodplain, but blue line stream does cross a portion of the east side. Water and Sanitary Sewer are available from the City of Broken Arrow.

Attachments: Case Map
Aerial Photo

Current Comprehensive Plan Map

Recommendation:

Based on the location of the property and surrounding land uses, Staff recommends COMP-001761-2024 be approved.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JTH