



City of Broken Arrow

Request for Action

File #: 24-1668, **Version:** 1

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

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

Public hearing, consideration, and possible action regarding COMP-001746-2024 (Comprehensive Plan Change), College Street Development, 30.14 acres, Level 6 to Level 3, located west of County Line Road (23rd Street) and half a mile north of Houston Street (81st Street)

Background:

Applicant: Kaitlyn Turner
Owner: East Kenosha Development, LLC
Developer: Williams, Box, Forshee and Bullard
Engineer: N/A
Location: West of County Line Road (23rd Street) and half a mile north of Houston Street (81st Street)
Size of Tract 30.14 Acres
Number of Lots: 1
Present Zoning: A-1 (Agriculture)
Comp Plan: Level 6 (Regional Employment/Commercial)

On Thursday December 12th, staff received an email from the applicant requesting that COMP-001746-2024 be continued until January 9th, 2024 to allow time for a community meeting with the neighboring property owners.

COMP-001746-2024 is a request to change the Comprehensive Plan designation from Level 6 to Level 3 on approximately 30.14 acres, which is currently unplatted. The property is located approximately west of County Line Road (23rd Street) and half a mile north of Houston Street (81st Street).

The applicant is requesting this change to the comprehensive plan for the purpose of rezoning to RM (Residential Multi-Family) with a PUD (Planned Unit Development). The attached conceptual site plan shows the most up to date plans that staff has, which shows multi-family and a form of an assisted living facility.

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 | Land Use |
|----------|--------------------|-------------------|-------------|
| North | Level 6 | A-1 (Agriculture) | Undeveloped |
| East | Level 3 | A-1 (Agriculture) | Undeveloped |
| South | Level 6 | A-1 (Agriculture) | Undeveloped |
| West | Level 1 | R-1 | Residential |

According to FEMA Maps, none of this property is located within the 100-year floodplain. Water and Sanitary Sewer are available from the City of Broken Arrow.

Attachments: Case Map
Aerial Photo

Comprehensive Plan Map

Recommendation:

Staff recommends COMP-001746-2024 be continued to the January 9th Planning Commission per the applicant's request.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

HMB