



# City of Broken Arrow

## Fact Sheet

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**File #: 16-743, Version: 1**

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### Broken Arrow Planning Commission

07-14-2016

**To:** Chairman and Commission Members

**From:** Development Services Department

**Title:** Public hearing, consideration, and possible action regarding BAZ 1959, The Oaks Off Main, 0.96 acres, R-3 to DM, north of Commercial Street between Cedar Avenue and Birch Avenue

#### Background:

**Applicant:** Bill Leet, 322 Commercial, LLC

**Owner:** 322 Commercial LLC

**Developer:** 322 Commercial LLC

**Architect:** Keith D. Robertson

**Location:** North of Commercial Street between Cedar Avenue and Birch Avenue

**Size of Tract** 0.96 acres

**Number of Lots:** 12

**Present Zoning:** R-3

**Comp Plan:** Level 5 (Downtown Area)

BAZ 1959 is a request to change the zoning designation on a 0.96-acre tract from R-3 (Single-Family Residential) to DM (Downtown Mixed-Use Core). The undeveloped property, which was platted as part of the Original Town of Broken Arrow, is located north of Commercial Street between Cedar Avenue and Birch Avenue. All the previous structures on the property have been removed.

Applicant is interested in constructing "Brownstone" type single family attached housing units on the property. According to the information provided by the applicant, 16 two and three story dwelling units are proposed. The plans submitted are renderings of what is proposed for the development. Single family attached residential units are identified as permitted uses in the DM district.

The applicant met with staff in April 2016. Staff felt the proposed project would be a good use for the corner location just off Main Street. The proposed project was reviewed and approved the Downtown Residential Coordinating Committee in May 2016. This committee is made up of five persons, recently formed by the City Manager and approved by Council in March 2016 to review proposed housing in downtown as part of the proposed residential guideline and overlay district. In addition, the proposed rezoning request was reviewed and approved by the Downtown Advisory Board on July 12, 2016.

**SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN**

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 5	R-3	Undeveloped and one single family residence
East	Level 5	R-3	Single family residential
South	Level 2	R-3	Single family residential
West	Level 5	R-3	Single family residential

According to FEMA maps, none of the property is located in a 100-year floodplain area.

The property is designated as Level 5 in the Comprehensive Plan. DM zoning is identified as being in conformance with the Comprehensive Plan in Level 5.

**Attachments:** Front Elevation  
Site Signage  
2-Bedroom Plan  
4-Bedroom Plan  
Case map  
Aerial photo  
Comprehensive Plan  
Information provided by the applicant

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1959 be approved as requested. While applicant is interested in developing “Brownstone” type single family attached housing units on the property, any of the uses allowed in the DM district are permitted with this rezoning request. The DM zoning being requested is in accordance with the Comprehensive Plan. Since this property is not part of a PUD, development of the site will be in accordance with the DM regulations of the Zoning Ordinance.

**Reviewed By:** Farhad Daroga

**Approved By:** Michael W. Skates

FKD: BDM