



City of Broken Arrow

Fact Sheet

File #: 17-1837, Version: 1

Broken Arrow Planning Commission

02-23-2017

To: Chairman and Commission Members

From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ 1973, Village on Elgin, 0.50 acres, R-3 to DM, northwest corner of First Street and Elgin Street

Background:

Applicant: Travis Baker, Baker Development

Owner: Travis Baker, Baker Development

Developer: Travis Baker, Baker Development

Engineer: NA

Location: Northwest corner of First Street and Elgin Street

Size of Tract 0.50 acres

Number of Lots: 5

Present Zoning: R-3

Proposed Zoning: DM

Comp Plan: Level 5 (Downtown Area)

BAZ 1973 is a request to change the zoning designation on a 0.50-acre undeveloped tract from R-3 (Single-Family Residential) to DM (Downtown Mixed-Use). The property is located on the northwest corner of First Street and Elgin Street and is platted as Blocks 13 through 17, Block 15 of the Original Town of Broken Arrow. Altogether, the property is 140 feet by 140 feet with a 20-foot wide alley adjacent to the west boundary and north boundary.

Applicant intends to develop the property as a mixed-use development. On the south side of the property, fronting onto Elgin Street, applicant is considering having a two-story building consisting of retail on the ground floor and an apartment on the top floor. The east side, fronting onto First Street, applicant proposes to have three single-family attached structures.

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

Surrounding land uses and zoning classifications include the following:

North:	R-3	Single-family residence
East:	RM	Undeveloped

South:	DM/SP 127	Undeveloped
West:	DM	Retail

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.

This rezoning request will be placed on the March 14, 2017, Downtown Advisory Board agenda, which will be prior to the City Council hearing on March 21, 2017.

Attachments:

- Case map
- Aerial photo
- Comprehensive Plan
- Original Town of Broken Arrow plat

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1973 be approved. Since the property is already platted, Staff recommends that platting be waived.

Reviewed and approved by: Michael Skates

MWS: ALY