City of Broken Arrow

Fact Sheet

File #: 17-2849, **Version:** 1

<div align="center">

Broken Arrow Planning Commission
11-16-2017

</div>

To: **Chairman and Commission Members**
From: **Development Services Department**
Title:

Public hearing, consideration, and possible action regarding BAZ 1989 (rezoning), Rose Rock Village, 7.42 acres, A-RM to RM, one-quarter mile east of the northeast corner of Albany Street and 23rd Street

Background:

Applicant:	D. Kim Lingle, MBL Development Co.
Owner:	Meadow Homes Land of Oklahoma, Inc.
Developer:	MBL Development Co.
Surveyor:	Tuttle & Associates, Inc.
Location:	One-quarter mile east of the northeast corner of Albany Street and 23rd Street
Size of Tract	7.42 acres
Number of Lots:	1
Present Zoning:	A-RM
Proposed Zoning:	RM
Comp Plan:	Level 3

BAZ 1989 is a request to change the zoning designation on a 7.42 - acre tract of undeveloped land located one-quarter mile east of the northeast corner of Albany Street and 23rd Street from A-RM (Annexed Multifamily Residential) to RM (Multifamily Residential). Applicant is interested in developing a senior living apartment complex on the property. The conceptual site plan submitted with BAZ 1989 shows a three story 60 unit complex containing 18 one bedroom units and 42 two bedroom units. While the applicant is interested in developing senior housing on the property, with the proposed RM zoning, any use that is allowed in the RM district would be permitted as long as it is developed in accordance with the RM development regulations.

The 7.42 acres associated with BAZ 1989 was platted in Wagoner County as a part of Lot 2, Block 1 of County Line Center. Lot 2 is an "L-shaped" parcel that contains 18.49 acres. However, this plat, which was recorded on August 20, 2001, was not platted to the City of Broken Arrow standards.

Lot 2 of County Line Center was assigned a transitional zoning classification of AR-5 when the property was annexed in October 2001 as a part of Ordinance 2393. In 2008 when the Zoning Ordinance was updated, the zoning was changed to A-RM. According to the Zoning Ordinance, no new use may be commenced on land that is assigned transitional zoning without obtaining appropriate conventional zoning. As a result, applicant

has submitted a request to change the zoning from A-RM to RM.

In 2005, the City Council approved BAZ 1678 to change the zoning on all of Lot 2 from AR-5 to R-5. BAZ 1678 was approved subject to the property being replatted. The property has not been replatted.

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

Surrounding land uses and zoning classifications include the following:

North:	A-RM	Undeveloped
East:	A-1	Undeveloped
South:	R-1/SP 32	Church
West:	A-CH	Undeveloped

The property is designated as Level 3 in the Comprehensive Plan. RM zoning is considered to be in conformance with the Comprehensive Plan in Level 3.

Attachments: Case map
Aerial photo
Comprehensive plan
Conceptual site plan for senior living complex
Conceptual building elevation rendering
Floor Plan for first floor
First Floor Core Area
1 bedroom floor plan
2 bedroom floor plan
Alta Survey associated with BAZ 1678
County Line Center plat with BAZ 1678 information

Recommendation:
Applicant is interested in rezoning the property from A-RM to RM to develop a senior housing complex. From the conceptual site plan they provided, it appears they are intending to develop the property in accordance with development regulations of the RM district. The RM zoning designation being requested with BAZ 1989 is in compliance with the Comprehensive Plan in Level 3. Therefore, based on the Comprehensive Plan, the location of the property, previous zoning actions on the property, and the surrounding land uses, Staff is satisfied this is the appropriate location for RM zoning and recommends that BAZ 1989 be approved, subject to the property being replatted.

Reviewed by: Larry Curtis

Approved by: Michael Skates

BDM