



# City of Broken Arrow

## Request for Action

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**File #: 18-790, Version: 1**

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### Broken Arrow Planning Commission

07-12-2018

**To:** Chairman and Commission Members

**From:** Development Services Department

**Title:** Public hearing, consideration, and possible action regarding BAZ-2006, Jackson Square, 0.32 acres, R-3 to DM, one-eighth mile south of Houston Street, one-half mile east of Elm Place at 119 E. Jackson Street

**Background:**

**Applicant:** Wolber Properties, LLC, Kathy Wolber

**Owner:** Wolber Properties, LLC, Kathy Wolber

**Developer:** None

**Surveyor:** None

**Location:** One-eighth mile south of Houston Street, one-half mile east of Elm Place at 119 E. Jackson Street

**Size of Tract** 0.32 acres

**Number of Lots:** 2

**Present Zoning:** R-3

**Proposed Zoning:** DM

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

BAZ-2006 is a request to change the zoning designation on a 0.23-acre parcel from R-3 (Single-Family Residential) to DM (Downtown Mixed-Use). The property is platted as Lots 4 & 5, Block 14 of the Fears Addition to Broken Arrow and is located one-eighth mile south of Houston Street, one-half mile east of Elm Place at 119 E. Jackson Street.

The applicant is requesting this change in zoning for the purpose of expanding the DM zoning on the property to the west. The property to the west, Lot 6 and the east half of Lot 7, Block 14, was rezoned from R-3 to DM with BAZ-1990 on December 5, 2018. City Council did not require platting with BAZ-1990. Applicant is proposing to construct a row home-style apartment structure on the property.

60-feet of right-of-way was provided for Jackson Street with the Fears Addition plat. Sidewalks have not been provided along the Jackson Street frontage in accordance with the subdivision regulations. 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:	R-3	Single-Family Residence
South:	R-3/DM	Single-Family Residence
West:	DM	Vacant

The property is designated as Level 5 in the Comprehensive Plan. The DM zoning requested with BAZ-2006 is considered to be in compliance with the Comprehensive Plan in Level 5.

**Attachments:** Case map  
Aerial photo  
Comprehensive plan  
Fears Addition Plat

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2006 be approved and platting be waived.

**Reviewed by: Larry Curtis**

**Approved by: Michael Skates**

ALY