



City of Broken Arrow

Request for Action

File #: 18-1398, Version: 1

**Broken Arrow Planning Commission
12-20-2018**

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

Public hearing, consideration, and possible action regarding BAZ-2019, McGraw Expansion, 0.45 acres, R-3/DROD (Downtown Residential Overlay District) Area 1 to DM/DROD Area 6, one-eighth mile north of Houston Street (81st Street), one-half mile east of Elm Place (161st E. Avenue) on the northeast corner of Ash Avenue and Galveston Street

Background:

Applicant: Bill McCollough, William Share Investments, LLC
Owner: Mark and Treva Kallman
Developer: Bill McCollough, William Share Investments, LLC
Engineer: NA
Location: One-eighth mile north of Houston Street (81st Street) , one-half mile east of Elm Place (161st E. Avenue) on the northeast corner of Ash Avenue and Galveston Street
Size of Tract 0.45 acres
Number of Lots: 4
Present Zoning: R-3/DROD Area 1
Proposed Zoning: DM/DROD Area 6
Comp Plan: Level 5 (Downtown Area)

BAZ-2019 is a request to change the zoning designation on a 0.45-acre parcel from R-3 (Single-Family Residential)/DROD Area 1 to DM (Downtown Mixed Use)/DROD Area 6. The property is located one-eighth mile north of Houston Street (81st Street), one-half mile east of Elm Place (161st E. Avenue) on the northeast corner of Ash Avenue and Galveston Street. A single-family residential structure along with accessory buildings are presently located on the property. Applicant, who owns the abutting property to the east, is interested in purchasing the property and removing the existing structures to construct a parking lot. It is applicant's desire to construct a new building on the existing parking lot next to Main Street and use the property associated with BAZ-2019 to construct a new parking lot. The property associated with BAZ-2019 has been platted as Lots 6 through 10, Block 67 of the Original Town of Broken Arrow.

The Design Standards of the Downtown Residential Overlay District (DROD) were adopted by the City Council on January 2, 2018. As noted in the DROD document, "The DROD is intended to facilitate residential and mixed-use conservation of residential character in stable neighborhoods, while also accommodating increased residential densities, mixed-use development and commercial activities in targeted areas to enhance

activity and commerce.” The DROD does not address parking space requirements. As a result, Staff bases the parking space requirements on the underlying zoning.

The property associated with BAZ-2019 is located in Area 1 of the DROD and has an underlying zoning of R-3. The property that applicant presently owns next to Main Street is in Area 6 and has an underlying zoning of DM. Technically, in the DM district, no on-site parking is required. However, to serve the users of existing building, as well as the proposed new building, applicant wants to construct a parking lot on the property associated with BAZ-2019. Since the parking lot will be serving the property that is designated as DM/DROD 6, the property associated with the new parking lot needs to be changed to same designation. Applicant is aware that the new building will have to be at least two stories in height and meet the other design standards of Area 6 of the DROD. In addition, they know that the proposed parking lot will have to be screened in accordance with the design standards of the DROD.

Regarding on-site parking, applicant presently has 21 parking spaces in their parking lot. According to Google Earth, their existing parking area is 8,756 square feet. With 21 parking spaces, it takes 417 square feet per parking space. The parking count did not include the 20 parking spaces in the alley way west of their building. There are also ten parking spaces along Main Street that were not counted.

According to their rezoning application, the land area associated with BAZ-2019 contains 0.45 acres or 19,602 square feet. Assuming 417 square feet per parking space, they could get 47 parking spaces in the area they are rezoning.

According to Google Earth, their existing building contains approximately 9,000 square feet. Assuming their new building is two story with 8,000 square feet per floor, they would have approximately 25,000 square feet of building area, which for any allowable zoning district except for DM, they would be required to have 83 parking spaces. With the new parking, they would have 77 parking spaces. If they have a restaurant, there will be a higher parking demand. There may be room for some additional parking spaces to be added along Ash Avenue and Galveston Street. In addition, the parking lot for downtown Broken Arrow is approximately 415 feet north of the northwest corner of the property associated with their rezoning request. As a result, there appears to be adequate parking spaces available to serve the property.

According to FEMA maps no part of the property is located within a 100-year floodplain.

Surrounding land uses and zoning classifications include the following:

North:	Area 1/DM	Commercial building and associated parking lot
East:	Area 6/DM	Real estate office and associated parking lot
South:	Area 1/R-3	Single family residential
West:	Area 1/R-3	Single family residential

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 5. The DM zoning being requested in conjunction with the Area 6 designation is considered to be in accordance with the Comprehensive Plan.

Attachments: Case map
Aerial photo
DROD map

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2019 be approved. Since the property has already been platted, Staff recommends that replatting be waived.

Reviewed by: Larry Curtis

Approved by: Michael Skates

BDM