



City of Broken Arrow

Request for Action

File #: 19-867, Version: 1

Broken Arrow Planning Commission

07-25-2019

To: Chairman and Commission Members

From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ-2033 (Rezoning), Tidal Wave Rezoning, 3.11 acres, R-2 (Single-Family Residential) to CH (Commercial Heavy), south of the southeast corner of Houston Street (81st Street) and Elm Place (161st East Avenue)

Background:

Applicant: Jason Stidman

Owner: Broken Arrow Public Schools

Developer: Jason Stidman

Engineer: NA

Location: South of the southeast corner of Houston Street (81st Street) and Elm Place (161st East Avenue)

Size of Tract 3.11 acres

Number of Lots: 1

Present Zoning: R-2 (Single-Family Residential)

Proposed Zoning: CH (Commercial Heavy)

Comp Plan: Level 6 (Regional Employment/Commercial) via BACP-163

BAZ-2033 is a request to change the zoning designation on 3.11 acres from R-2 (Single-Family Residential) to CH (Commercial Heavy). The unplatted property is located south of the southeast corner of Houston Street (81st Street) and Elm Place (161st East Avenue).

BACP-163, a request to change the Comprehensive Plan designation on this property from Public/Semi Public to Level 6 was approved by the City Council on July 16, 2019 subject to the property being platted.

Surrounding land uses and zoning classifications include the following:

North:	R-2/SP-240	Head Start
East:	R-2	Single-family residential
South:	CH	Auto Zone
West:	CG/PUD-28A	Shopping Center

The Future Development Guide of the Comprehensive Plan was modified with BACP-163 to be designated as

Level 6. The CH (Commercial Heavy) zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 6.

Attachments: Case Map
Aerial photo

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2033 be approved subject to platting.

Reviewed and approved by: Larry R. Curtis

ALY