



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 22-861 **Name:**  
**Type:** Public Hearings **Status:** Agenda Ready  
**File created:** 6/16/2022 **In control:** Planning Commission  
**On agenda:** 6/23/2022 **Final action:**  
**Title:** Public hearing, consideration, and possible action regarding BACP-183, Core Church at Aspen Creek Development (Comprehensive Plan Change), approximately 17.25 acres from Level 3 (Transition Area) to Level 4 (Commercial/Employment Nodes) one-quarter mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue), north of the Creek Turnpike

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2-CASE MAP, 2. 3-AERIAL, 3. 4-CURRENT COMPREHENSIVE PLAN

Date	Ver.	Action By	Action	Result
6/23/2022	1	Planning Commission		

### Broken Arrow Planning Commission 06-23-2022

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

**Public hearing, consideration, and possible action regarding BACP-183, Core Church at Aspen Creek Development (Comprehensive Plan Change), approximately 17.25 acres from Level 3 (Transition Area) to Level 4 (Commercial/Employment Nodes) one-quarter mile south of Florence Street (111<sup>th</sup> Street), east of Aspen Avenue (145th East Avenue), north of the Creek Turnpike**

**Background:**

**Applicant:** SE Development

**Owner:** Core Church of the Nazarene, Inc.

**Developer:** N/A

**Location:** One-quarter mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue), north of the Creek Turnpike

**Size of Tract** approximately 17.25 acres

**Number of Lots:** 1

**Present Zoning:** ON (Office Neighborhood)/SP-198

**Comp Plan:** Level 3 (Transition Area)

BACP-183 is a request to change the Comprehensive Plan designation on an approximately 17.25-acre tract of land. The applicant has requested to change from Level 3 (Transition Area) to Level 4

(Commercial/Employment Nodes) to facilitate the redevelopment of a portion of the property for a commercial area. The property is developed as Core Church of the Nazarene and was platted in the City of Broken Arrow as Core Church at Aspen Creek on November 26, 2014.

The property has an underlying zoning of ON (Office Neighborhood) which permits the current place of assembly use by right. The Level 4 comprehensive plan designation being requested permits ON as an allowed zoning district in Level 4. Therefore, changing the comprehensive plan designation will not negatively affect the current use of the property.

#### SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 3	A-1 (Agricultural)	Undeveloped
East	Level 3 via BACP-176	RM (Residential Multi-Family) via BAZ-2090 & PUD-234A	Under development as multi-family
South	Level 6 via BACP-176	CH (Commercial Heavy) via BAZ-2090 & PUD-234A	Under development as commercial
West	Level 6	A-1(Agricultural)/SP-146,	Place of Assembly

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

**Attachments:** Case map  
Aerial photo  
Current Comprehensive Plan

#### **Recommendation:**

Staff recommends that BACP-183 be approved and that since the property has been platted, platting is requested to be waived.

**Reviewed By:** Jill Ferenc

**Approved By:** Larry Curtis

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