

(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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