



Applicant intends to develop the property as a mixed-use development. On the south side of the property, fronting onto Elgin Street, applicant is considering having a two-story building consisting of retail on the ground floor and an apartment on the top floor. The east side, fronting onto First Street, applicant proposes to have three single-family attached structures.

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:	RM	Undeveloped
South:	DM/SP 127	Undeveloped
West:	DM	Retail

The property is designated as Level 5 in the Comprehensive Plan. DM zoning is identified as being in conformance with the Comprehensive Plan in Level 5.

This rezoning request will be placed on the March 14, 2017, Downtown Advisory Board agenda, which will be prior to the City Council hearing on March 21, 2017.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
Original Town of Broken Arrow plat

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1973 be approved. Since the property is already platted, Staff recommends that platting be waived.

**Reviewed and approved by: Michael Skates**

MWS: ALY