



City of Broken Arrow

Request for Action

File #: 24-879, Version: 1

**Broken Arrow City Council
Meeting of: 07-15-2024**

Title:

Approval of BAZ-001321-2024, Rezoning, Northside Christian Church, 1.81 acres, CH (Commercial Heavy) to CN (Commercial Neighborhood), approximately one-quarter mile north of Kenosha Street (71st Street), east of Elm Place (161st Avenue)

Background:

BAZ-001321-2024 is a rezoning request that involves a 1.81 acre lot and proposes a change from Commercial Heavy to Commercial Neighborhood. The property is located north of Kenosha Street on Elm Place and is platted as Lot 1 Block 1 Northside Christian Church. The property will maintain street frontage along Elm Place and meets the minimum requirements outlined in the current Zoning Ordinance.

The applicant is requesting to rezone this lot in coordination with an approved lot split in order to prepare for a change of occupancy. The applicant and staff have had multiple meetings about the potential occupancy of a building located on this property, and recently applications have been submitted to change occupancy from a Church to a Daycare. Currently, the existing building on the property cannot be occupied as a Daycare but plans that have been submitted that would bring the building into compliance and facilitate the occupancy change. The applicant has been made aware this building cannot be used for a Child Care Facility use type until the building is in compliance.

In their meeting of June 27, 2024, the Planning Commission recommended approval (4-0 vote) of BAZ-001321-2024 per Staff recommendation. Staff recommended approval subject to the following to the new warranty deed being recorded in Tulsa County.

No one spoke on this item.

Cost: \$0

Funding Source: N/A

Requested By: Rocky Henkel, Community Development Director

Approved By: City Manager Office

Attachments: **Planning Commission Staff Report, Case Map, Aerial, Proposed Legal Descriptions**

Recommendation:

Approve BAZ-001321-2024 per Planning Commission and Staff recommendation.

