



# City of Broken Arrow

## Request for Action

---

**File #:** 16-1386, **Version:** 1

---

**Broken Arrow Planning Commission**  
**12-01-2016**

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

**Public hearing, consideration, and possible action regarding BAZ 1967, Bentley Square, 8.14 acres, CG to RS-4, west of the southwest corner of Aspen Avenue and Jasper Street**

**Background:**

**Applicant:** Erik Enyart, Tanner Consulting, LLC  
**Owner:** HHBG, LLC  
**Developer:** HHBG, LLC  
**Engineer:** Tanner Consulting, LLC  
**Location:** West of the southwest corner of Aspen Avenue and Jasper Street  
**Size of Tract** 8.14 acres  
**Number of Lots:** 1  
**Present Zoning:** CG  
**Comp Plan:** Level 2 (BACP 154)

BAZ 1967 involves 8.14 acres located west of the southwest corner of Aspen Avenue and Jasper Street. Applicant is requesting to change the zoning on the property from CG (Commercial General) to R-4 (Single-Family Residential). BACP 154, a request to change the comprehensive plan designation on the property from Level 4 to Level 2, was approved by the City Council on July 19, 2016.

The RS-4 zoning requested by the applicant was approved by the Planning Commission on October 13, 2016; however, it has not been approved by City Council. It will be put forth to the City Council as a preview ordinance on December 6, 2016, and as an ordinance at the December 20, 2016, City Council meeting.

The notices for BAZ 1967 were mailed to the surrounding property owners and signs advertising the meeting were placed on the property. In addition, the case has been advertised in the newspaper.

**Attachments:** Case map  
Aerial photo

**Recommendation:**

Since the RS-4 zoning district has not been approved by City Council, Staff recommends the Planning Commission continue BAZ 1967 to the January 12, 2016, meeting.

**Reviewed and approved by:**      **Michael Skates**

MWS: ALY