



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 16-866 **Name:**  
**Type:** Consent Item **Status:** Passed  
**File created:** 7/18/2016 **In control:** Broken Arrow City Council  
**On agenda:** 8/2/2016 **Final action:** 8/2/2016  
**Title:** Approval of BAZ-1959 (rezoning request), The Oaks Off Main, 0.96 acres, R-3 to DM, north of Commercial Street between Cedar Avenue and Birch Avenue

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1- BAZ 1959 DAB FACT SHEET.pdf, 2. 2-BAZ 1959 PLANNING FACT SHEET.pdf, 3. 3-CASE MAP.BAZ-1959.pdf, 4. 4-AERIAL.BAZ 1959.pdf, 5. 5-COMPREHENSIVE PLAN.pdf, 6. 6-INFORMATION FROM APPLICANT.pdf

Date	Ver.	Action By	Action	Result
8/2/2016	1	Broken Arrow City Council	approved	Pass

### Broken Arrow City Council Meeting of: 08-02-2016

**To:** Mayor and City Council Members  
**From:** Development Services Department  
**Title:**

**Approval of BAZ-1959 (rezoning request), The Oaks Off Main, 0.96 acres, R-3 to DM, north of Commercial Street between Cedar Avenue and Birch Avenue**

#### Background:

BAZ 1959 is a request to change the zoning designation 0.96 acres from R-3 (Single-Family Residential) to DM (Downtown Mixed-Use Core). This undeveloped, vacant property was platted as part of the Original Town of Broken Arrow and is located north of Commercial Street between Cedar Avenue and Birch Avenue. The applicant is interested in constructing "Brownstone" type single-family, attached housing units on this property.

According to the renderings submitted by the applicant, 16, two and three-story dwelling units are proposed. "Brownstone" type single-family attached housing units are permitted uses in the DM zoning which is in accordance with the Comprehensive Plan, within Level 5. Since this property is not part of a PUD, development of this site will be in accordance with the DM regulations of the Zoning Ordinance.

The Downtown Residential Coordinating Committee reviewed and recommended approval of BAZ-1959 in their meeting in May, 2016. The Downtown Advisory Board reviewed and recommended approval of this rezoning request in their meeting on July 12, 2016. In addition, the Planning Commission reviewed and recommended approval (3-0 vote) of BAZ-1959, The Oaks Off Main, as recommended by Staff.

One person spoke, at the Planning Commission hearing, in favor of residential uses for this property. There were no protestants.

**Cost:** \$0

**Prepared By:** Farhad K. Daroga, Plan Development Manager

**Reviewed By:** Development Services Department  
Assistant City Manager - Operations  
Legal Department

**Approved By:** Michael Spurgeon, City Manager

**Attachments:** 1- DAB Fact Sheet, BAZ-1959  
2- Planning Commission Fact Sheet, BAZ-1959  
3- Case Map  
4- Aerial. BAZ-1959  
5- Comprehensive Plan.BAZ-1959  
6- Renderings submitted by Applicant  
4-Bedroom Plan

**Recommendation:** Approve BAZ-1959, rezoning request for The Oaks Off Main from R-3 to DM, Downtown-Mixed Use, as requested and as recommended by the Downtown Residential Coordinating Committee, Downtown Advisory Board, Planning Commission and Staff.

FKD:kjf