



# City of Broken Arrow

## Legislation Details (With Text)

<b>File #:</b>	17-1922	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>	Passed
<b>File created:</b>	3/2/2017	<b>In control:</b>	Broken Arrow City Council
<b>On agenda:</b>	3/21/2017	<b>Final action:</b>	3/21/2017
<b>Title:</b>	Approval of BAZ 1973 (rezoning application), Village on Elgin, 0.50 acres, 1 Lot, R-3 (Single-Family Residential) to DM (Downtown Mixed-Use), northwest corner of First Street and Elgin Street		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. 2-BAZ 1973.PUBLISHED FACT SHEET, 2. 3-CASE MAP.BAZ-1973, 3. 4- AERIAL.BAZ 1973, 4. 5-COMPREHENSIVE PLAN, 5. 6- ORIGINAL TOWN OF BA PLAT		

Date	Ver.	Action By	Action	Result
3/21/2017	1	Broken Arrow City Council	approved	Pass

### Broken Arrow City Council Meeting of: 03-21-2017

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

**Approval of BAZ 1973 (rezoning application), Village on Elgin, 0.50 acres, 1 Lot, R-3 (Single-Family Residential) to DM (Downtown Mixed-Use), northwest corner of First Street and Elgin Street**

#### Background:

BAZ 1973 is a request to change the zoning designation on a 0.50-acre undeveloped tract from R-3 (Single-Family Residential) to DM (Downtown Mixed-Use). The property is located on the northwest corner of First Street and Elgin Street and is platted as Blocks 13 through 17, Block 15 of the Original Town of Broken Arrow. Altogether, the property is 140 feet by 140 feet with a 20-foot wide alley adjacent to the west boundary and north boundary.

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. 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.

The Planning Commission, in their meeting of February 23, 2017 and the Downtown Advisory Board in their meeting of March 14, 2017, reviewed and unanimously, (4-0 vote) and (7-0) respectively, recommended approval of BAZ-1973, as presented by Staff. There were no protestants to this rezoning request.

**Cost:** \$0

**Prepared By:** Amanda Yamaguchi

**Reviewed By:** Development Services Department  
Assistant City Manager, Administration  
Legal Department

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

**Attachments:** 1-Planning Commission Fact Sheet  
2-Case Map  
3-Aerial  
4-Comprehensive Plan  
5-Original Town of Broken Arrow Plat

**Recommendation:**  
Approve BAZ-1973 as presented.

LRC/ALY