



City of Broken Arrow

Legislation Details (With Text)

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| File #: | 19-103 | Name: | |
| Type: | General Business | Status: | Agenda Ready |
| File created: | 12/21/2018 | In control: | Broken Arrow City Council |
| On agenda: | 1/15/2019 | Final action: | |
| Title: | Consideration, discussion, and possible approval of BAZ-2019, McGraw Expansion, 0.45 acres, R-3/DROD Area 1 to DM/DROD Area 6, one-eighth mile north of Houston Street (81st Street), one-half mile east of Elm Place (161st E. Avenue) on the northeast corner of Ash Avenue and Galveston Street | | |

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1-PC FACTSHEET BAZ 2019, 2. 2-CASE MAP.BAZ-2019, 3. 3-AERIAL.BAZ 2019, 4. 4-DROD MAP

| Date | Ver. | Action By | Action | Result |
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Broken Arrow City Council

Meeting of: 01-15-2019

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

Consideration, discussion, and possible approval of BAZ-2019, McGraw Expansion, 0.45 acres, R-3/DROD Area 1 to DM/DROD Area 6, one-eighth mile north of Houston Street (81st Street), one-half mile east of Elm Place (161st E. Avenue) on the northeast corner of Ash Avenue and Galveston Street

Background:

BAZ-2019 is a request to change the zoning designation on a 0.45-acre parcel from R-3 (Single-Family Residential)/DROD Area 1 to DM (Downtown Mixed Use)/DROD Area 6. The property is located one-eighth mile north of Houston Street (81st Street), one-half mile east of Elm Place (161st E. Avenue) on the northeast corner of Ash Avenue and Galveston Street. A single-family residential structure along with accessory buildings are presently located on the property. Applicant, who owns the abutting property to the east, is interested in purchasing the property and removing the existing structures to construct a parking lot. It is applicant's desire to construct a new building on the existing parking lot next to Main Street and use the property associated with BAZ-2019 to construct a new parking lot. The property associated with BAZ-2019 has been platted as Lots 6 through 10, Block 67 of the Original Town of Broken Arrow.

The Design Standards of the Downtown Residential Overlay District (DROD) were adopted by the City Council on January 2, 2018. As noted in the DROD document, "The DROD is intended to facilitate residential and mixed-use conservation of residential character in stable neighborhoods, while also accommodating increased residential densities, mixed-use development and commercial activities in targeted areas to enhance activity and commerce." The DROD does not address parking space requirements. As a result, Staff bases the parking space requirements on the underlying zoning.

The property associated with BAZ-2019 is located in Area 1 of the DROD and has an underlying zoning of R-3. The property that applicant presently owns next to Main Street is in Area 6 and has an underlying zoning of DM. Technically, in the DM district, no on-site parking is required. However, to serve the users of the existing building, as well as the proposed new building, applicant wants to construct a parking lot on the property associated with BAZ-2019. Since the parking lot will be serving the property that is designated as DM/DROD 6, the property associated with the new parking lot needs to be changed to same designation. Applicant is aware that the new building will have to be at least two stories in height and meet the other design standards of Area 6 of the DROD. In addition, they know that the proposed parking lot will have to be screened in accordance with the design standards of the DROD.

A parking analysis was included in the Staff report that was presented to the Planning Commission. Staff concluded from this analysis that with the new parking being added, there will be adequate parking to serve the property.

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 5. The DM zoning being requested in conjunction with the Area 6 designation is considered to be in accordance with the Comprehensive Plan.

The Planning Commission, in their meeting of December 20, 2018, concurred with Staff and recommended approval (4-0 vote) of BAZ-2019. The Planning Commission recommended that platting be waived. Three people spoke regarding the rezoning request. One speaker presently rents a residential unit on the property and was concerned about his future use of the house. The Planning Commission explained that was a private issue they would not be able to address. Another speaker expressed concerns about some of the activities taking place in the neighborhood. The Planning Commission noted that this would be relayed onto the Police Department. The last speaker expressed support for the rezoning application, but was inquiring if the alley through the property would remain open. The dumpster that serves their property is accessed through this alley.

Cost: \$0

Prepared By: Brent Murphy, AICP, Senior Planner

Reviewed By: Development Services Department
Legal Department
Assistant City Manager, Operations

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case map
Aerial photo
DROD map

Recommendation:

Approve BAZ-2019 as recommended by Planning Commission and Staff.

BDM