



City of Broken Arrow

Request for Action

File #: 22-861, Version: 1

**Broken Arrow Planning Commission
06-23-2022**

To: Chairman and Commission Members
From: Community Development Department
Title: Public hearing, consideration, and possible action regarding BACP-183, Core Church at Aspen Creek Development (Comprehensive Plan Change), approximately 17.25 acres from Level 3 (Transition Area) to Level 4 (Commercial/Employment Nodes) one-quarter mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue), north of the Creek Turnpike

Background:

Applicant: SE Development
Owner: Core Church of the Nazarene, Inc.
Developer: N/A
Location: One-quarter mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue), north of the Creek Turnpike
Size of Tract approximately 17.25 acres
Number of Lots: 1
Present Zoning: ON (Office Neighborhood)/SP-198
Comp Plan: Level 3 (Transition Area)

BACP-183 is a request to change the Comprehensive Plan designation on an approximately 17.25-acre tract of land. The applicant has requested to change from Level 3 (Transition Area) to Level 4 (Commercial/Employment Nodes) to facilitate the redevelopment of a portion of the property for a commercial area. The property is developed as Core Church of the Nazarene and was platted in the City of Broken Arrow as Core Church at Aspen Creek on November 26, 2014.

The property has an underlying zoning of ON (Office Neighborhood) which permits the current place of assembly use by right. The Level 4 comprehensive plan designation being requested permits ON as an allowed zoning district in Level 4. Therefore, changing the comprehensive plan designation will not negatively affect the current use of the property.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 3	A-1 (Agricultural)	Undeveloped
East	Level 3 via BACP-176	RM (Residential Multi-Family) via BAZ-2090 & PUD-234A	Under development as multi-family
South	Level 6 via BACP-176	CH (Commercial Heavy) via BAZ-2090 & PUD-234A	Under development as commercial
West	Level 6	A-1(Agricultural)/SP-146,	Place of Assembly

According to FEMA maps, none of the property is located in a 100-year floodplain area.

Attachments: Case map
Aerial photo
Current Comprehensive Plan

Recommendation:

Staff recommends that BACP-183 be approved and that since the property has been platted, platting is requested to be waived.

Reviewed By: Jill Ferenc

Approved By: Larry Curtis

ALY