



City of Broken Arrow

Request for Action

File #: 17-1745, Version: 1

**Broken Arrow City Council
Meeting of: 02-07-2017**

To: Mayor and City Council Members
From: Development Services Department
Title: Approval of BAZ 1967, Bentley Square, 8.14 acres, CG to RS-4, west of the southwest corner of Aspen Avenue and Jasper Street

Background:

BAZ-1967 involves 8.14 acres, located west of the southwest corner of Aspen Avenue and Jasper Street. This rezoning request is to change the zoning on this property from CG (Commercial General) to RS-4 (Single-Family Residential). RS-4 zoning district was approved by the Planning Commission on October 13, 2016 and was adopted, for incorporation in the Zoning Ordinance, by City Council on December 20, 2016 as Ordinance Number 3465.

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, subject to the property being platted and a PUD (similar in context to the draft PUD associated with BACP-154) being submitted. Due to the similarities in the draft PUD and the new RS-4 zoning district, this development will be allowed using the RS-4 standards.

The Planning Commission, in their meeting of December 1, 2016, continued this item to January 12, 2017, due to a lack of quorum. On January 12, 2017, Planning Commission reviewed and unanimously (4-0) recommended approval of BAZ-1967, subject to the conditions recommended by Planning Commission and Staff. There were no protestants.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner

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

Approved By: Michael L. Spurgeon, City Manager

**Attachments: 1-Planning Commission Fact Sheet
2-Case Map
3-Aerial
4-RS-4 Zoning Ordinance 3465**

Recommendation:

Approve BAZ-1967, subject to the property being platted.

ALY/KJF