



City of Broken Arrow

Request for Action

File #: 17-1922, Version: 1

**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