



City of Broken Arrow

Request for Action

File #: 17-1939, Version: 1

Broken Arrow Downtown Advisory Board

Meeting of: 03-14-2017

To: Chairperson and Board Members

From: Office of the City Manager

Title: Presentation, discussion, and possible recommendation for approval of BAZ 1973 (rezoning request), Village on Elgin, located on the northwest corner of First Street and Elgin Street, Lots 13, 14, 15, 16, 17, Lot 15, Original Town of Broken Arrow

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.

This rezoning request is in conformance with the Comprehensive Plan and according to the FEMA maps, none of the property is located within a 100-year floodplain area.

This rezoning request was heard and recommended for approval by the Planning Commission on February 23, 2017. BAZ 1973 will be heard by the City Council on March 21, 2017.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner, Development Services

Reviewed By: Development Services Department

Legal Department

Norman Stephens

Approved By: Norman Stephens, Assistant to the City Manager / Economic Coordinator

Development

**Attachments: Case Map
Aerial photo
Conceptual Site Plan**

Recommendation:

Recommend approval of BAZ 1973 pursuant to Staff recommendation.