



City of Broken Arrow

Request for Action

File #: 17-2263, **Version:** 1

Broken Arrow Planning Commission
06-08-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BAZ-1982 (rezoning), Clintco Properties LLC, 0.73 acres, CH and R-3 to DM, northwest corner of El Paso Street and First Street and the southwest corner of El Paso Street and First Street

Background:

Applicant: Ernest A. Redwine, Clintco Properties LLC
Owner: Clintco Properties LLC
Developer: Clintco Properties LLC
Engineer: NA
Location: Northwest corner of El Paso Street and First Street and the southwest corner of El Paso Street and First Street
Size of Tract 0.73 acres
Number of Lots: 7 lots plus the north 32 feet of 4 lots
Present Zoning: CH and R-3
Proposed Zoning: DM
Comp Plan: Level 5 (Downtown Area)

BAZ-1982 is a request to change the zoning designation on two properties from CH (Commercial Heavy) and R-3 (Single-Family Residential) to DM (Downtown Mixed-Use Core). One parcel, which is located on the northwest corner of El Paso Street and First Street, is presently zoned CH. An empty metal building is located on this parcel. The other property, which is located on the southwest corner of El Paso and First Street, is zoned R-3. This property was most recently used as a church. The buildings on the property are currently empty.

With BAZ-1982, applicant is requesting that the zoning on both properties be changed to DM. No information has been submitted regarding any proposed use. The property has been platted as part of the Original Town of Broken Arrow. An alleyway was platted between Lots 18 - 22 and Lots 13 - 17, Block 59. According to the legal description provided with the rezoning application and information gathered from Tulsa County records, this alley does not appear to have been vacated.

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

Surrounding land uses and zoning classifications include the following:

North:	DM	Parking lot
East:	R-3 and RM	Undeveloped
South:	DM	Outdoor storage for Additive Systems Inc.
West:	DM	Additive Systems Inc.

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.

BAZ-1982 will be heard by the Downtown Advisory Board on June 13, 2017.

Attachments: Case map
Aerial photo
Comprehensive Plan
Original Town of Broken Arrow plat

Recommendation:

The property is designated as Level 5 in the Comprehensive Plan. In Level 5, DM zoning is identified as being in conformance with the Comprehensive Plan. Therefore, based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-1982 be approved. Since the property is currently platted, Staff recommends that platting be waived; however, the status of the platted alleyway between Lots 18 - 22 and Lots 13 - 17, Block 59, needs to be confirmed prior to anything new being built on the property.

Reviewed by: Larry Curtis

Approved by: Michael Skates

BDM