



City of Broken Arrow

Request for Action

File #: 17-2959, Version: 1

**Broken Arrow City Council
Meeting of: 12-05-2017**

To: Mayor and City Council Members
From: Development Services Department
Title: Approval of BAZ-1989 (rezoning), Rose Rock Village, 7.42 acres, A-RM to RM, one-quarter mile east of the northeast corner of Albany Street and 23rd Street

Background:

BAZ-1989 is a request to change the zoning designation on a 7.42 - acre tract of undeveloped land located one-quarter mile east of the northeast corner of Albany Street and 23rd Street from A-RM (Annexed Multifamily Residential) to RM (Multifamily Residential). Applicant is interested in developing a senior living apartment complex on the property. The conceptual site plan submitted with BAZ-1989 shows a three story 60 unit complex containing 18 one bedroom units and 42 two bedroom units. While the applicant is interested in developing senior housing on the property, with the proposed RM zoning, any use that is allowed in the RM district would be permitted as long as it is developed in accordance with the RM development regulations.

In 2005, the City Council approved BAZ 1678 to change the zoning on all of Lot 2 from AR-5 to R-5. BAZ 1678 was approved subject to the property being replatted. The property has not been replatted.

This item was recommended for approval (4-0 vote) by the Planning Commission in their meeting of November 16, 2017, per Staff recommendation. Staff recommended approval subject to the property being replatted.

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: Planning Commission Fact Sheet
Case map
Aerial photo
Comprehensive plan
Conceptual site plan for senior living complex
Conceptual building elevation rendering**

Floor Plan for first floor
First Floor Core Area
1 bedroom floor plan
2 bedroom floor plan
Alta Survey associated with BAZ 1678
County Line Center plat with BAZ 1678 information

Recommendation:

Approve BAZ-1989 as recommended by Planning Commission and Staff, subject to the property being replatted.

ALY