



City of Broken Arrow

Request for Action

File #: 19-1012, **Version:** 1

Broken Arrow City Council
Meeting of: 08-20-2019

Title:

Consideration, discussion, and possible approval of BAZ-2033 (Rezoning), Tidal Wave Rezoning, 3.11 acres, R-2 (Single-Family Residential) to CH (Commercial Heavy), south of the southeast corner of Houston Street (81st Street) and Elm Place (161st East Avenue)

Background:

BAZ-2033 is a request to change the zoning designation on 3.11 acres from R-2 (Single-Family Residential) to CH (Commercial Heavy). The unplatted property is located south of the southeast corner of Houston Street (81st Street) and Elm Place (161st East Avenue).

The Future Development Guide of the Comprehensive Plan was modified with BACP-163 to be designated as Level 6. The CH (Commercial Heavy) zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 6. In addition, Staff has worked with the applicant and determined a PUD (Planned Unit Development) would be appropriate for this site. The applicant plans to submit a PUD after the approval of BAZ-2033.

BAZ-2033 was considered by the Planning Commission in their meeting of July 25, 2019. Planning Commission voted (4-0) to recommend approval of BAZ-2033 per Staff recommendation. Staff recommended approval subject to platting and approval of a PUD on the property. No one spoke against this item.

Cost: \$0

Funding Source: None

Requested By: Larry R. Curtis, Acting Community Development Director

Approved By: City Manager's Office

Attachments: Planning Commission Factsheet
Case Map
Aerial Photo

Recommendation:

Approve BAZ-2033 per Planning Commission and Staff recommendation.