



City of Broken Arrow

Request for Action

File #: 19-1248, Version: 1

**Broken Arrow City Council
Meeting of: 10-15-2019**

Title:

Approval of BACP-164 (Comprehensive Plan Change), Level 2 to Level 5, Cody D. Callaway Parking Lot, 0.16 acres, R-3 (Single-Family Residential) and SP-137 (Specific Use Permit), east of the northeast corner of First Street and Detroit Street at 212 East Detroit Street

Background:

BACP 164 is a request to change the Comprehensive Plan designation from Level 2 to Level 5 on 0.16 acres located east of the northeast corner of First Street and Detroit Street at 212 E. Detroit Street. The property, which is vacant, has been platted as Lots 16 and 17 of Block 17, Original Town of Broken Arrow and is presently zoned R-3 along with a Specific Use Permit (SP 137). SP-137, which was approved by the City Council on November 15, 1999, was for a church parking lot.

Milestone, a four story building with 31,000 square feet of commercial space on the ground floor and three levels of apartments containing 90 units, is under construction to the west of this property. Applicant is proposing to develop a parking lot that will be used by the Milestone building. Applicant's concept is that the parking spaces will be covered, and the parking lot will have fencing and landscaping around it similar to the First National Bank parking lot on the southeast corner of Main Street and Broadway Avenue.

The regulations in the DROD, which became effective on January 2, 2018, contain design standards for buildings, but the number of parking spaces is based on the underlying zoning. While a parking structure is not allowed in the ON district, it is identified as a permitted use in Area 5 of the DROD.

On June 17, 2019, the City Council approved BAZ-2028, a request to change the zoning designation on 0.72-acres from DROD Area 5 (Downtown Residential Overlay)/R-3 (Single-Family Residential), ON (Office Neighborhood), and PUD-242 (Planned Unit Development) to DROD Area 5 (Downtown Residential Overlay)/ON (Office Neighborhood). This property, which had been platted as Lots 7 - 15, Block 17, Original Town of Broken Arrow, is located on the northeast corner of Detroit Street and First Street, immediately to the west of BACP-164.

The applicant has since acquired Lots 16 and 17 of Block 17, Original Town of Broken Arrow. It is his intent to expand the proposed parking lot onto these two lots. As was done previously, he has submitted an application to amend the Comprehensive Plan. If the Comprehensive Plan modification request is approved, he will submit a request to change the zoning on the property from R-3 to ON. The existing DROD Area 5 designation on the property will remain.

BACP-164 was reviewed by the Planning Commission on September 26, 2019. No one spoke during the Public Hearing portion of the change in Comprehensive Plan request. Staff had recommended to the Planning

Commission that BACP-164 be approved. Since the property had already been platted, Staff recommended that platting be waived. As per the Zoning Ordinance, a site plan for the parking lot shall be submitted to and approved by Staff prior to the parking lot being constructed. The parking lot shall be screened and landscaped in accordance with the Zoning Ordinance. The Planning Commission recommended approval (3-0) of BACP-164 as per Staff recommendation.

Cost: \$0

Funding Source: None

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

Approved By: City Manager's Office

Attachments: Published Planning Commission Staff Report
Case Map
Aerial Photo
Downtown Residential Overlay District Map

Recommendation:
Approve BACP-164 as recommended by Planning Commission and Staff