



City of Broken Arrow

Request for Action

File #: 25-939, **Version:** 1

Broken Arrow Planning Commission
06-26-2025

To: Chairman and Commission Members
From: Community Development Department
Title:

Public hearing, consideration, and possible action regarding BAZ-002217-2025 (Rezoning), 21060 E 45th Street, 2.32 acres, A-RMH (Annexed Residential Mobile Home) to RS-4 (Single Family Residential), located approximately one-half mile south of Dearborn Street (41st Street), one-eighth mile west of 37th Street (209th E. Avenue)

Background:

Applicant: Bruce Russell
Owner: Ruth Ann Robbins Rev Trust
Developer: N/A
Engineer: N/A
Location: Approximately one-half mile south of Dearborn Street (41st Street), one-eighth mile west of 37th Street (209th E. Avenue)
Size of Tract 2.32 acres
Present Zoning: A-RMH (Annexed Residential Mobile Home)
Proposed Zoning: RS-4 (Single Family Residential)
Comp Plan: Level 3 (Transition Area)

A rezoning request, BAZ-002217-2025, proposes to change the zoning on 2.32 acres from A-RMH (Annexed Residential Mobile Home) to RS-4 (Single Family Residential). The property is located approximately one-half mile south of Dearborn Street (41st Street), one-eighth mile west of 37th Street (209th E. Avenue) and is currently platted as Sun City IV, Lot 2, Block 5.

BAZ-002217-2025 is requested to facilitate a future lot split on the property. When the property was platted, right-of-way was dedicated as East 45th Street along the entire northern boundary. Due to an existing pond in the dedicated right-of-way area, East 45th Street was not fully constructed. The applicant is requesting RS-4 zoning to be in compliance with the comprehensive plan and to facilitate appropriate street frontage for each future lot.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 3 (Transition Area)	A-1 (Agricultural)	Large Lot Single-Family
East	Level 3 (Transition Area)	A-1 (Agricultural)	Large Lot Single-Family
South	Level 3 (Transition Area)	A-RMH (Annexed Residential Mobile Home)	Large Lot Single-Family
West	Level 3 (Transition Area)	A-RMH (Annexed Residential Mobile Home)	Large Lot Single-Family

The subject property is designated as Level 3 (Transition Area) in the Comprehensive Plan. RS-4 zoning is considered to be in accordance with the Comprehensive Plan in Level 3.

According to the FEMA Maps, none of this property is located in the 100-year floodplain. Water is available to each lot. An existing waterline for a property to the south crosses this property. A utility easement to cover the existing line will be required as a condition of approval of this rezoning and future lot split. Sanitary sewer is provided via on-site septic systems. The entirety of each system shall be located within the newly created lot boundaries of the structure it serves.

Attachments: Case map
Aerial photo
Comprehensive Plan Map

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002217-2025 be approved.

Reviewed By: Amanda Yamaguchi

Approved By: Rocky Henkel

ALY