

Broken Arrow Planning Commission
06-11-2026

To: Chairman and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding BAZ-002826-2026 (Rezoning), Tanner Consulting, approximately 39.18 acres, A-1 (Agriculture) to RS-P (Single-Family Residential - Preservation) located approximately one-quarter mile north of the Creek Turnpike and just west of 23rd Street (County Line Road/ 193rd East Avenue)

..End

Background:

Applicant: Megan Pasco, Tanner Consulting
Owner: Ray & Naomi Medlock
Developer: N/A
Location: Approximately one-quarter mile north of the Creek Turnpike and just west of 23rd Street (County Line Road/ 193rd East Avenue)
Size of Tract 39.18 acres
Number of Lots: 1 lot
Present Zoning: A-1 (Agriculture)
Comp Plan: Level 2 (Urban Residential)/Level 6 (Regional Employment/Commercial)

BAZ-002826-2026 is a rezoning request proposing to change the zoning on this property from A-1 (Agriculture) to RS-P (Single-Family Residential- Preservation) for the purpose of aa single-family residential subdivision.

The Comprehensive Plan map reflects approximately 2.07 of the 39.18 acres of the parcel designated for Level 6 (Regional Employment/Commercial) with the remaining 37.11 acres designated for Level 2 (Urban Residential). Under the Implementation Policies of the Comprehensive Plan, Policy 17 states, “A ten percent (10%) variance or adjustment in the gross area of specific LUIS level designations, however, shall be allowed to accommodate errors in surveying or computerization of the INCOG parcel base mapping upon which the Future Development Guide was created. In no case, however, shall this adjustment be allowed to increase or decrease the gross area of the LUIS designation by more than 10%. Adjustments of overall gross area by more than 10% shall only be made after receipt of an amendment to the Future Development Guide as outlined herein.” Based on this provision, the 2.07 acres is under the 10% threshold (3.918 acres).

This application aligns with the Comprehensive Plan which is slated as Level 2 (Urban Residential). Additional right-of-way totaling 60' on 23rd Street (193rd East Avenue/County Line Road) should be dedicated to the City during the platting process.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following zoning designations, land uses, and Comprehensive Plan future development guide levels:

Direction	Comprehensive Plan	Zoning	Land Use
North	Level 1	A-R-1	Single-Family
East	Level 1	A-R-1 & RS-1	Single-Family
South	Level 6	A-1 & PUD 286A	Vacant land & Fire Station 3
West	Level 2	A-1	Single-Family

Attachments:

Case Map
Aerial Map
Legal Description
Comprehensive Plan Map

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002826-2026 be approved subject to the property being platted.

Reviewed By: **Jane Wyrick**

Approved By: **Rocky Henkel**

RLB