

**Broken Arrow Planning Commission
11-20-2025**

To: Chairman and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding SP-002481-2025 (Specific Use Permit), Pope Accessory Structure, 1.82 acres, RS (Single Family Residential), located just south of Florence Street (111th Street) and approximately ¼ mile west of Aspen Avenue (145th E. Avenue)

..End

Background:

Applicant: Jay Pope
Owner: Jay Pope
Developer: N/A
Engineer: N/A
Location: Just south of Florence Street (111th Street) and approximately ¼ mile west of Aspen Avenue (145th E. Avenue)
Size of Tract 1.82 acres
Number of Lots: 1
Present Zoning: RS (Single Family Residential) via BAZ-2112
Comp Plan: Level 1 - Rural Residential

SP-002481-2025 is a request for a Conditional Use Permit for an Accessory Structure to exceed the 1,200 sq. ft. maximum floor area on lots less than two acres in size. The property is located just south of Florence Street (111th Street) and approximately ¼ mile west of Aspen Avenue (145th E. Avenue).

Sec 2-4-1C.2b specifies that lots that are greater than two acres can have accessory buildings with a floor area up to 5,000 sq. ft. by permit. Additionally, this section allows accessory structures to exceed the 1,200 sq. ft. floor area for lots under two acres by approval of a Conditional Use Permit. The attached exhibit shows the planned location and dimensions of the accessory structure. The floor area for the structure is planned to be 40' feet by 80' feet for a floor area of 3,200 sq. ft. All setbacks for the current zoning are met in the exhibit. The lot is 1.82 acres in size and was created via a lot split to allow for the development of two single family homes.

A single-family home is currently being constructed on the lot. A permit for the accessory structure has been applied for but is pending the status of this request.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

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

Location	Comprehensive Plan	Zoning	Land Use
North	Level 1	RS	Vacant
East	Level 2	RS	Single-Family Residential
South	Level 1	AG	Single-Family Residential
West	Level 1	AG	Single-Family Residential

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain

Attachments: Case map
Aerial map
Conceptual Site Plan

Recommendation:

Based on the current lot size, the location of the property, and the surrounding land uses, Staff recommends that SP-002481-2025 be approved granting a Conditional Use Permit for the construction of an accessory structure with a maximum floor area of 3,200 square feet at the subject property.

Reviewed By: Jane Wyrick

Approved By: Rocky Henkel

JAJ