



City of Broken Arrow

Request for Action

File #: 23-1105, **Version:** 1

Broken Arrow Planning Commission
08-24-2023

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

Public hearing, consideration, and possible action regarding BAZ-000945-2023 (Rezoning), Enclave at YOLy 18.17 acres, A-1 (Agricultural) to RS-3 (Single-Family Residential), located east of South Olive Avenue (129th East Ave), and one quarter mile south of West Jasper Street (East 131st Street South).

Background:

Applicant: Joe Donelson
Owner: Dave, Yonce
Developer: David Yonce
Engineer: Joe Donelson
Location: East of South Olive Avenue (129th East Ave), and one quarter mile South of West Jasper Street (East 131st Street South).
Size of Tract 18.17 acres
Present Zoning: A-1 (Agricultural)
Proposed Zoning: RS-3 (Single-Family Residential)
Comp Plan: Level 2 (Urban Residential)

BAZ-000945-2023 is a request to rezone 18.17 acres from A-1 (Agricultural) to RS-3 (Single-Family Residential) for The Enclave at YOLy, a proposed single-family detached development. This property is generally located East of S Olive Ave West of 131st Street. The property is presently undeveloped and unplatted.

The Enclave at YOLy development proposes to include single-family detached homes on individual lots. The zoning ordinance has a minimum lot frontage width of 60-feet and a minimum lot area of 7,000 sq ft. The proposed development shall meet all requirements of the Zoning Ordinance and is not being developed as a PUD (Planned Unit Development).

The development will be served by private streets constructed to City of Broken Arrow standards. The primary access point will be from South Olive Ave. The secondary access for Fire Department access will be the Stub street S. Indianwood Ave to the North with a gate to prevent through traffic. An Application for PUD will be submitted to meet the terms of the Zoning Ordinance. No principal building or a residence shall be constructed on a lot that does not abut a public street, except in a PUD or other development in which a property owner's or homeowner's corporation is chartered with responsibility for maintenance and other concerns related to private

access ways. The frontage of such a lot in which the principal building or residence is constructed shall not be less than that required for that district.

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 2	R-2	Single Family Residential
East	Level 2	RS-3	Single Family Residential
South	Level 2	A-1	Agriculture
West	Level 2	RS	Single Family Residential

According to FEMA maps, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. Per Table 4-1 of the Comprehensive Plan, RS-3 zoning is considered to be in accordance with the Comprehensive Plan in Level 2.

Attachments: Case map
 Aerial photo
 Comprehensive Plan

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-000945-2023 be approved subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Kevin Maevers

CBC