

**Broken Arrow Planning Commission  
02-27-2025**

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

**Title:**  
..title

Public hearing, consideration, and possible action regarding BAZ-001974-2025 (Rezoning), Brook Chase IV-V, approximately 33.11 acres, A-1 (Agricultural) to RS-4 (Single-Family Residential), located approximately one-eighth mile west of 23rd Street (193rd Avenue/County Line Road) and one-quarter mile north of Washington Street (91st Street)

..End

**Background:**

**Applicant:** Mikel Vanover, Olsson, Inc.  
**Owner:** Dave Cocolin, Eagle 1 Investments, LLV  
**Developer:** N/A  
**Engineer:** Austin Mayes, Olsson, Inc  
**Location:** Approximately one-eighth mile west of 23rd Street (193rd Avenue/County Line Road) and one-quarter mile north of Washington Street (91st Street)  
**Size of Tract** approximately 33.11 acres  
**Present Zoning:** A-1 (Agricultural)  
**Proposed Zoning:** RS-4 (Single-Family Residential)  
**Comp Plan:** Level 3 (Transition Area)

BAZ-001974-2025 is a request to rezone approximately 31.11 acres from A-1 (Agricultural) to RS-4 (Single-Family Residential) for Brook Chase Ph IV-V, a proposed single-family detached development. This property is generally located west of 23<sup>rd</sup> Street and north of Washington Street. The property is presently undeveloped and unplatted.

This rezoning request is associated with the potential phases IV-V of the Brook Chase development that proposes to create a single-family development of detached homes on individual lots. When a plat associated with this development is submitted staff will require that all dimensional standards for single-family detached lots in RS-4 zoning be met as set forth in the Zoning Ordinance. Additionally, access to Washington Street and stubs streets will be required. All potential streets must be constructed to City of Broken Arrow standards.

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 6	A-1	Undeveloped
East	Level 2, 3, & 4	RS	Residential
South	Level 1	RS	Residential
West	Level 2	A-1, RM, R-2, & R-1	Residential

According to FEMA maps, the eastern portion of this 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-4 zoning is considered to be in accordance with the Comprehensive Plan in Level 3.

**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-001974-2025 be approved subject to an updated legal description being provided and the property being platted.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Rocky Henkel**

JTH