



City of Broken Arrow

Fact Sheet

File #: 15-686, Version: 1

Broken Arrow Planning Commission 12-03-2015

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BAZ 1948, Conner property, 1.88 acres, A-1 to RE, south and west of the southwest corner of Kenosha Street and Oak Grove Road

Background:

Applicant: Bob and Amanda Conner
Owner: Robert L. and Amanda C. Conner
Developer: Robert L. and Amanda C. Conner
Surveyor: Joshua R. Lamb
Location: South and west of the southwest corner of Kenosha Street and Oak Grove Road
Size of Tract: 1.88 acres
Number of Lots: 1
Present Zoning: A-1
Comp Plan: Level 1 (Rural Residential)

BAZ 1948 is a request to change the zoning designation on a 1.88 acre undeveloped tract from A-1 (Agricultural) to RE (Residential Estate). The property is located south and west of the southwest corner of Kenosha Street and Oak Grove Road.

Applicant is proposing to construct a new house on the property. The existing lot does not meet the minimum lot size and frontage requirements of the A-1 district. As a result, they are requesting the zoning on the property be changed from A-1 to RE. None of the property has been platted; property has been divided through lot splits. There are no sidewalks in the area.

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	Levels 1 and 4	A-1 and CN	Undeveloped and large lot single family residential

East	Level 1	A-1 and RE	Large lot single family residential
South	Level 1	RE	Large lot single family residential
West	Level 1	A-1	Large lot single family residential

The property is designated as Level 1 in the Comprehensive Plan. The RE zoning requested with BAZ 1948 is in accordance with the Comprehensive Plan in Level 1.

According to FEMA maps, none of the property is located in a 100-year floodplain area.

Attachments: Case map
Aerial photo
Comprehensive plan
Plat of survey

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1948 be approved. Staff recommends that platting and the requirement for sidewalks to be installed be waived.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM