



City of Broken Arrow

Request for Action

File #: 21-305, Version: 1

**Broken Arrow Planning Commission
02-25-2021**

To: Chairman and Commission Members
From: Development Services Department
Title:

Public hearing, consideration, and possible action regarding BAZ-2074 (Rezoning), TU Property, 81.17 acres, A-1 (Agricultural) to RS-4 Single-family Residential), west of the northwest corner of Washington Street (91st Street) and 23rd Street (193rd E. Avenue/County Line Road)

Background:

Applicant: Armory LLC, Dave Cocolin, Manager
Owner: Armory LLC, Dave Cocolin, Manager
Developer: Eagle I Investments, LLC
Engineer: Olsson
Location: West of the northwest corner of Washington Street (91st Street) and 23rd Street (193rd E. Avenue/County Line Road)
Size of Tract 81.17 acres
Number of Lots: 1
Present Zoning: A-1
Proposed Zoning: RS-4
Comp Plan: Level 2 (Urban Residential) and Greenway/Floodplain

BAZ-2074 is a request to change the zoning designation on 81.17 acres from A-1 (Agricultural) to RS-4 (Single Family Residential). The unplatted property is located west of the northwest corner of Washington Street (91st Street) and 23rd Street (193rd E. Avenue/County Line Road). Originally scheduled for the February 11, 2021 Planning Commission meeting, this item was continued to February 25, 2021 due to lack of a quorum.

On December 7, 1998, the City Council approved Ordinance No. 2179 to annex 315 acres in the south half of Section 13, Township 18 North, Range 14 East, less and except the south 24.75 feet and the east 75.00 feet thereof into the City of Broken Arrow with assigned A-1 (Agricultural) zoning. The property that is the subject of this rezoning request is in the eastern portion of the annexed property.

Washington Street and 23rd Street are primary arterial roads. As such, a 60-foot right-of-way dedication and a 17.5-foot utility easement is required at the time of platting.

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 2, Level 6 and Greenway/Floodplain	A-1	Undeveloped and MK&T Railroad
East	Level 2 and Greenway/Floodplain	A-1	100-year floodplain and undeveloped
South	Unincorporated, within fenceline (Level 1)	A-1	Church, large lot single-family residential
West	Level 2	A-1 to RS-3	Home construction not yet begun for single-family residential (BAZ-1947, PT15-117C)

There is floodplain primarily to the east of the site, although a portion of floodplain extends onto this site and into a blue line stream. When the property is platted, any property that is in 100-year floodplain will be required to be placed in a reserve area and to be zoned FD (Floodplain District).

The Future Development Guide of the Comprehensive Plan shows the subject property as Level 2 and Greenway/Floodplain. The RS-4 zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 2. In addition, this rezoning request is for an 81.17-acre portion of a 160-acre tract. The north portion of the tract is designated as level 6 in the Future Development Guide which accommodates commercial and possibly industrial uses in the future. A higher density residential use can serve as a compatible buffer between the Level 6 property to the north and other surrounding uses.

Attachments: Case map
Aerial
Comprehensive Plan
Rezoning Exhibit

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, staff recommends that BAZ-2074 be approved, subject to the property being platted. Once the plat is recorded, portions of the property located in the 100-year floodplain shall be rezoned to FD (Floodplain District) and portions of the property outside the 100-year floodplain shall be rezoned RS-4. Dedication of right-of-way and utility easements are required at the time of platting.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

JMW