

**Broken Arrow Planning Commission
12-05-2024**

To: Chairman and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding BAZ-001842-2024 (Rezoning), Promise Land Rezoning, 1.04 acres, A-1 (Agricultural) to RS-2 (Single-Family Residential), located approximately one-third mile north of Houston Street (81st Street), west of Oak Grove Road (273rd E. Avenue)

..End

Background:

Applicant: Darci Delso
Owner: Judy Belle Trust
Developer: N/A
Engineer: N/A
Location: One-third mile north of Houston Street (81st Street), west of Oak Grove Road (273rd E. Avenue)
Size of Tract 1.04 acres
Present Zoning: A-1 (Agricultural)
Proposed Zoning: RS-2 (Single-Family Residential)
Comp Plan: Level 1 (Rural Residential)

BAZ-001842-2024 involves approximately 1.04-acres of unplatted property located approximately one-third mile north of Houston Street (81st Street), west of Oak Grove Road (273rd E. Avenue).

The applicant proposes to change the zoning from A-1 (Agricultural) to RS-2 (Single-Family Residential) to facilitate a future lot split on the property. The applicant intends to construct one single-family home on the 1.04 acres.

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 1	Agricultural	Large lot single-family residential

East	Level 1	Agricultural	Large lot single-family residential
South	Level 1	Agricultural	Large lot single-family residential
West	Level 1	Agricultural	Large lot single-family residential

The subject property is designated as Level 1 (Rural Residential) in the Comprehensive Plan. RS-2 zoning is considered to be in accordance with the Comprehensive Plan in Level 1.

According to the FEMA Maps, none of this property is located in the 100 year floodplain. Water is provided by Rural Water District 4 and sanitary sewer service is available from the City of Broken Arrow. *(Verify this.)*

Attachments: Case map
Aerial photo
Comprehensive Plan Map

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001842-2024 be approved.

Reviewed By: Amanda Yamaguchi

Approved By: Rocky Henkel