



City of Broken Arrow

Request for Action

File #: 24-555, **Version:** 1

Broken Arrow Planning Commission
04-25-2024

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

Public hearing, consideration, and possible action regarding BAZ-001411-2024 (Rezoning), Luth Residence, approximately 9.63 acres, A-1 (Agricultural) to RS-4 (Single Family Residential) located one quarter mile east of South Lynn Lane Road (South 177th East Avenue), and south of West Florence Street (East 111th Street South).

Background:

Applicant: Brittany Luth

Owner: Brittany Luth

Developer: N/A

Engineer: N/A

Location: One quarter mile east of South Lynn Lane Road (South 177th East Avenue), and south of West Florence Street (East 111th Street South).

Size of Tract 9.63 acres

Present Zoning: A-1 (Agricultural)

Proposed Zoning: RS-4 (Single-Family Residential)

Comp Plan: Level 2 (Urban Residential)

BAZ-001411-2024 is a request to change the zoning designation on 9.63 acres from A-1 (agricultural) to RS-4 (Single-Family Residential). The property is located one quarter mile east of South Lynn Lane Road (South 177th East Avenue), and south of West Florence Street (East 111th Street South) and is un-platted.

The current use of the property is single family residential. The comprehensive plan is Level 2 on this property, which does allow rezoning to RS-4. The reason the property owner is requesting RS-4 is because they are intending to apply for a lot split on the property that would create a flag lot, as shown on the exhibit.

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	A-1	Undeveloped
East	Level 2	A-1	Undeveloped
South	Level 2	A-1	Undeveloped
West	Level 2	A-1	Residential

According to the FEMA Maps, none of this property is located in the 100-year floodplain. Water and sanitary sewer service is available from the City of Broken Arrow.

Attachments: Case map
 Aerial
 Exhibit

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, staff recommends that BAZ-001411-2024 be approved and platting be waived.

Reviewed By: **Amanda Yamaguchi**

Approved By: **Rocky Henkel**

HMB