



# City of Broken Arrow

## Request for Action

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**File #: 24-1669, Version: 1**

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**Broken Arrow Planning Commission  
12-19-2024**

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

Public hearing, consideration, and possible action regarding BAZ-001873-2024 (Rezoning), Davis Duplex, 0.41 acres, R-3 (Single-Family Residential) to RD (Residential Duplex), located one half mile north of Houston Street (81<sup>st</sup> Street), East of Lynn Lane (9<sup>th</sup> Street)

**Background:**

**Applicant:** Trent Harris  
**Owner:** Jacob Davis  
**Developer:** N/A  
**Engineer:** N/A  
**Location:** One half mile north of Houston Street (81st Street), East of Lynn Lane (9th Street)  
**Size of Tract** 0.41 acres  
**Number of Lots:** 1  
**Present Zoning:** R-3 (Single-Family Residential)  
**Proposed Zoning:** R-D (Residential Duplex)  
**Comp Plan:** Level 2 (Urban Residential)

BAZ-001873-2024 is a request to change the zoning designation on 0.41 acres from R-3 (Single Family Residential) to RD (Residential Duplex). The property is one half mile north of Houston Street (81<sup>st</sup> Street), East of Lynn Lane (9<sup>th</sup> Street), and is currently unplatted.

The property owner has applied for a lot split (LOT-001877-2024), and intends to build a duplex on each of the lots. This would have 4 total dwelling units on the property.

The subject property is Comprehensive Plan Level 2, which labels RD as possible. In the Land Use Intensity System (attached) it explains that rezoning to RD is supported by the comprehensive plan level 2 as long as it is done along an arterial street, which this project is. This means that BAZ-001873-2024 is supported by the comprehensive plan.

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	R-3	Single-Family Residential
East	Level 3	RM	Multi-Family
South	Level 2	R-3	Single-Family Residential
West	Public/Semi-Public	R-3	School

According to FEMA’s National Flood Hazard Layer, none of the property is located in the 100-year floodplain.

**Attachments:** Case Map  
Aerial  
Land Use Intensity System

**Recommendation:**

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001873-2024 be approved. Staff recommends platting be waived subject to ultimate Right of Way being dedicated along Lynn Lane and College Avenue, and all required easements being filed before LOT-001877-2024 is approved.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Rocky Henkel**

HMB