



May 16, 2019

Violet Barber, Manager  
Frisco Title Company  
3314 East 46<sup>th</sup> Street, Suite 200  
Tulsa, OK 74135  
918-949-6207

Subject: 8300 South 4<sup>th</sup> Street, Broken Arrow, OK (Section 11, T 17 N, Range 14E)

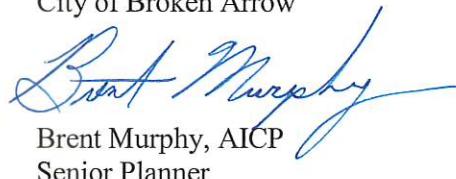
Dear Ms. Barber,

The property at 8300 South 4<sup>th</sup> Street in Broken Arrow, OK is presently zoned RM (Residential Multifamily). The RM zoning classification was approved by the Broken Arrow City Council on January 17, 1972, as part of BAZ-307, which was part of four rezoning applications in the area (case map attached). On January 20, 1972, Ordinance 416 (copy attached) was approved by the City Council that changed the zoning on the property from R-1 to R-5. At the time BAZ-307 was approved, single-family detached dwelling was a permitted use in the RM district. On February 1, 2008, the Zoning Ordinance was updated and the R-5 classification was changed to RM. As part of this update, single family detached dwelling was no longer a use permitted in the RM district. As a result, the existing single family detached dwelling is considered to be a legal nonconforming use.

Changes to zoning designations on property in Broken Arrow can only occur with the approval of the City Council. It is my understanding that the property owner is preparing a rezoning application requesting the zoning on his property at 8300 South 4<sup>th</sup> Street be changed from RM to R-2, in which single family detached is a permitted use. If a complete application is received by May 20, 2019, the rezoning request will go to the June 27, 2019, Planning Commission meeting. If the Planning Commission recommends approval, it will go to the July 16, 2019, City Council meeting. The R-2 zoning being requested is in conformance with our Comprehensive Plan. While we cannot speak for the Planning Commission or the City Council, we do not anticipate any issues with the zoning on the property being changed from RM to R-2 to allow the existing single family detached house to become a permitted use.

If there are any questions or if we can be of further assistance, please contact me at 918-259-2400, EXT 5388.

Sincerely,  
City of Broken Arrow



Brent Murphy, AICP  
Senior Planner

cc: Patrick Bromley  
Larry Curtis