

**Broken Arrow Planning Commission  
01-16-2025**

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

Consideration, Discussion, and Possible action regarding a waiver to Section 4.1(n) of the Land Subdivision Code for April Barker, approximately 2.62 acres, A-RE (Annexed Residential Estate) to RE (Residential Estate) via BAZ-001900-2024, located one-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)

..End

**Background:**

**Applicant:** April Barker  
**Owner:** April Barker  
**Developer:** N/A  
**Engineer:** N/A  
**Location:** One-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)  
**Size of Tract** 2.62 acres  
**Number of Lots:** 1  
**Present Zoning:** A-RE (Annexed Residential Estate)  
**Proposed Zoning:** RE (Residential Estate)  
**Comp Plan:** Level 1 (Rural Residential)

The applicant is proposing to rezone this property from A-RE to RE (via BAZ-001900-2024). The property is one-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road), and is currently unplatted.

The property owner has applied for a lot split (LOT-001811-2024), and intends to build a second single family detached house. The area that this property is located in is semi-rural and no sidewalks exist in the area. Since 2017, four rezoning and four lot splits have been completed in the immediate vicinity resulting in three new homes being constructed. No sidewalks were installed for any of these homes.

Upon building permits being issued for any new structure, sidewalks will be required along the 96<sup>th</sup> street frontage. The applicant requests a modification to Section 4.1(n) of the Land Subdivision Code and waive the sidewalk requirement along the 96<sup>th</sup> street frontages.

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 1	County	Single-Family Residential
East	Level 1	A-RE	Single-Family Residential
South	Level 1	RE	Single-Family Residential
West	Level 1	A-RE	Single-Family Residential

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

**Attachments:**

Case Map

**Recommendation:**

Based upon the location of the property, and the surrounding land uses, Staff recommends that a waiver to Section 4.1(n) of the Land Subdivision Code be approved to waive the sidewalk requirement for the proposed construction of a single family detached house.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Rocky Henkel**

HMB