



City of Broken Arrow

Request for Action

File #: 26-760, Version: 1

**Broken Arrow Planning Commission
05-28-2026**

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

Public hearing, consideration, and possible action regarding BAZ-002810-2026 (Rezoning), Garvin Rezoning, 3.33 acres, AG (Agricultural)/PUD-001983-2025 to RS-C (Single Family Residential - Compact) and abrogation of PUD-001983, located south of Albany Street (61st Street), one-third mile east of 23rd Street (193rd E. Avenue/County Line Road)

Background:

Applicant: Danny Garvin
Owner: Jeremy Brown, Victoria Garvin **Jeremy & Victoria Brown, Danny & Kahla Garvin**
Developer: N/A
Engineer: N/A
Location: South of Albany Street (61st Street), one-third mile east of 23rd Street (193rd E. Avenue/County Line Road)
Size of Tract 3.33 acres
Number of Lots: 1
Present Zoning: AG (Agricultural)/PUD-001983-2025
Proposed Zoning: RS-C (Residential Single-Family - Compact)
Comp Plan: Level 2 (Urban Residential) and Greenway/Floodplain

BAZ-002810-2026 is a request to change the zoning designation on 3.33 acres from AG (Agricultural) to RS-C (Single Family Residential - Compact) and to abrogate PUD-001983-2025 on this parcel. The property is located south of Albany Street (61st Street), one-third mile east of 23rd Street (193rd E. Avenue/County Line Road) and is unplatted.

PUD-001983-2025 was approved by City Council on March 18, 2025 and was implemented to facilitate the development of a lift station to the south of this property. The PUD reduced the AG dimensional requirements on this parcel to allow for the continuation of AG zoning after the southern lot was split off for the lift station. At the time the property owner planned to keep the lot as one parcel. Since then plans have changed to split the lot into three parcels, each of which will meet the RS-C dimensional standards. As such, the property owner is requesting to abrogate the PUD on this lot and to change the zoning to RS-C.

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 & Greenway/Floodplain	AG/SP-296	High School
East	Level 2 & Greenway/Floodplain	AG	Large Lot Residential
South	Level 2 & Greenway/Floodplain	AG/PUD-001983-2026	Undeveloped
West	Level 2 & Greenway/Floodplain	RMH	Residential Manufactured Home

According to FEMA’s National Flood Hazard Layer, there is 100-year floodplain along the southern property line.

The property is designated as Level 2 (and Greenway/Floodplain) in the Comprehensive Plan. The RS-C zoning being requested is in accordance with the Comprehensive Plan.

Attachments: Case Map
Aerial
Comprehensive Plan Map

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002810-2026 be approved and PUD-001983-2025 be abrogated for this property.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

MEH