



City of Broken Arrow

Request for Action

File #: 25-105, **Version:** 1

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

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

Public hearing, consideration, and possible action regarding BAZ-001900-2024 (Rezoning), April Barker, 2.62 acres, A-RE (Annexed Residential Estate), located one-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)

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)

BAZ-001900-2024 is a request to change the zoning designation on 2.62 acres from A-RE (Annexed Residential Estate) to RE (Residential Estate). 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. A variance to the subdivision regulations for a sidewalk waiver for this proposed construction has been submitted with this rezoning.

This property is in a neighborhood of houses that were annexed in as A-RE (Annexed Residential Estate), and since this annexation 4 of the lots have been rezoned to Residential Estate (RE) and one of the lots to Single Family Residential (RS-1). All of these lots have been rezoned at the time of redevelopment, primarily because of lot splits similar to the one being proposed.

The subject property is Comprehensive Plan Level 1, which supports rezoning to RE. A-RE is a transitional zoning district, which is required to be rezoned to the appropriate zoning district before any development can

be done. When LOT-001811-2024 was submitted, this triggered the requirement for the property to be rezoned to the permanent zoning district.

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
- Aerial

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001900-2024 be approved, and that platting be waived.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

HMB