



City of Broken Arrow

Request for Action

File #: 19-650, **Version:** 1

Broken Arrow Planning Commission

06-13-2019

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ-2029, Doyle Rezoning, 5.10 acres, A-RE to RE, one-third mile north of New Orleans Street (101st Street), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road)

Background:

Applicant: Cathleen Doyle

Owner: Cathleen Doyle

Developer: NA

Engineer: NA

Location: One-third mile north of New Orleans Street (101st Street), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road)

Size of Tract 5.10 acres

Number of Lots: 2

Present Zoning: A-RE

Proposed Zoning: RE

Comp Plan: Level 1 (Rural Residential)

BAZ-2029 is a request to change the zoning designation on 5.10-acres from A-RE (Annexed-Residential Estate) to RE (Residential Estate). The unplatted property is located one-third mile north of New Orleans Street (101st Street), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road).

Applicant is proposing to sell a two-acre portion of the property associated with BAZ-2029 and has submitted a lot split (BAL-2053) and lot consolidation (BAL-2054CB) request in conjunction with the rezoning request. The property currently consists of two, 2.55-acre lots. With the lot split, 0.55-acre will be split from the south parcel, and then consolidated with the north parcel resulting in a 3.1-acre parcel and a 2.0-acre lot.

The property was assigned A-RE when it was annexed into the City of Broken Arrow in 2000. In the RE district, the minimum lot size is 24,000 square feet and the minimum lot frontage is 175 feet. The current lots and the resulting lots meet the minimum lot size and lot frontage requirements in accordance with the Zoning Ordinance for the RE district. As part of the lot split process, right-of-way and utility easements will need to be dedicated along the street frontages in accordance with the Subdivision Regulations for the entire 5.10 acres. Three other properties within the neighborhood have been rezoned from A-RE to RE between 2007 and 2016.

Surrounding land uses and zoning classifications include the following:

North:	A-RE	Large lot single-family residential
East:	A-RE and RE	Large lot single-family residential
South:	A-RE	Large lot single-family residential
West:	A-RE	Large lot single-family residential

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 1. The RE zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 1.

Attachments: Case map
Aerial photo
Exhibit - Existing lots

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2029 be approved and that platting be waived, subject to the following condition of approval.

1. A 17.5-foot utility easement shall be recorded in accordance with the Subdivision Regulations along the E. 96th Street, S. 20 Street, and E. 97th Street frontages of the parcels prior to the warranty deeds being stamped.

Reviewed and approved by: Larry R. Curtis

JMW