



City of Broken Arrow

Legislation Details (With Text)

File #: 26-1014 **Name:**
Type: Public Hearings **Status:** Agenda Ready
File created: 7/1/2026 **In control:** Planning Commission
On agenda: 7/9/2026 **Final action:**
Title: Public hearing, consideration, and possible action regarding BAZ-002903-2026 (Rezoning), Spicer Rezoning, 6.2 acres, AG (Agricultural) to RS (Single-Family Residential), located approximately one-quarter mile north of East Kenosha Street (71st Street) and one-quarter mile east of Oneta Road (241st E Avenue)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2 - Case Map, 2. 3 - Aerial

Date	Ver.	Action By	Action	Result
7/9/2026	1	Planning Commission		

Broken Arrow Planning Commission 07-09-2026

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

Public hearing, consideration, and possible action regarding BAZ-002903-2026 (Rezoning), Spicer Rezoning, 6.2 acres, AG (Agricultural) to RS (Single-Family Residential), located approximately one-quarter mile north of East Kenosha Street (71st Street) and one-quarter mile east of Oneta Road (241st E Avenue)

Background:

Applicant: Todd Spicer

Owner: Shutts, Terrance E. and Karen K. Family Trust

Developer: N/A

Engineer: N/A

Location: Approximately one-quarter mile north of East Kenosha Street (71st Street) and one-quarter mile east of Oneta Road (241st E Avenue)

Size of Tract 6.2 acres

Number of Lots: 1

Present Zoning: AG (Agricultural)

Proposed Zoning: RS (Single-Family Residential)

Comp Plan: Level 1 (Rural Residential)

BAZ-002903-2026 is a request to change the zoning designation on 6.2 acres from AG (Agricultural) to RS (Single-Family Residential). The property is located approximately one-quarter mile north of East Kenosha Street (71st Street) and one-quarter mile east of Oneta Road (241st E Avenue)

The property owner is interested in splitting the approximately 6.2-acre parcel into two lots to allow for the development of a single-family home on the proposed new lot at the northeast portion of the overall site. Right-of-way has not previously been dedicated along S 245th E Avenue. Both a 30-foot-wide right-of-way and a 17.5-foot-wide utility easement will be needed as part of the anticipated lot split process.

The property and surrounding areas parcels are zoned AG (Agriculture) which necessitate a frontage of at least 330 feet and a lot size of 5 acres. Due to the limitations of the current size of the parcel, no lot would be able to meet those requirements. Thus, a rezoning of the property from AG to RS is required to achieve the lot split requested by the applicant.

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 - Rural Residential	AG	Single-Family Residential
East	Level 2 - Urban Residential	AG	Single-Family Residential
South	Level 1 - Rural Residential	AG	Undeveloped
West	Level 2 - Urban Residential	AG	Single-Family Residential

According to FEMA's National Flood Hazard Layer, portions of the property are located in the 100-year floodplain. Any future development shall abide by City of Broken Arrow, FEMA, and US-ACE requirements.

Attachments: Case Map
Aerial

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002903-2026 be approved.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ