

**Broken Arrow Planning Commission  
01-25-2024**

**To:** Chairman and Commission Members  
**From:** Community Development Department

**Title:**  
..title

**Public hearing, consideration, and possible action regarding BAZ-001240-2023 (Rezoning), Williams Property, approximately 9.64 acres, A-1 (Agricultural) to RS-3 (Single Family Residential) located east of Elm PL (161<sup>st</sup> E. Ave), and south of Florence Street (111<sup>th</sup> Street).**

..End

**Background:**

**Applicant:** Joe Donelson  
**Owner:** Kim Williams  
**Developer:** N/A  
**Engineer:** N/A  
**Location:** East of Elm Pl (161st E. Ave), and south of Florence Street (111th Street).  
**Size of Tract** 9.64 acres  
**Present Zoning:** A-1 (Agricultural)  
**Proposed Zoning:** RS-3 (Single-Family Residential)  
**Comp Plan:** Level 2 (Urban Residential)

BAZ-001240-2023 is a request to change the zoning designation on 9.64 acres from A-1 (agricultural) to RS-3 (Single-Family Residential). The property is located east of Elm Pl (161<sup>st</sup> E Ave), and south of Florence Street (111<sup>th</sup> Street) and is unplatted.

The property owner is rezoning the property to facilitate a lot split and build a residential home.

**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	A-1	Undeveloped
East	Level 3	A-1	Residential
South	Level 2	A-1	Undeveloped
West	Level 2	A-1	Undeveloped

According to the FEMA Maps, none of this property is located in the 100-year floodplain. Water and sanitary sewer service is available from the City of Broken Arrow.

**Attachments:** Case map  
Aerial photo  
Legal Description

**Recommendation:**

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001240-2023 be approved subject to platting

**Reviewed By:** Amanda Yamaguchi

**Approved By:** Grant Rissler

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