



# City of Broken Arrow

## Request for Action

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**File #: 18-581, Version: 1**

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**Broken Arrow Planning Commission  
05-24-2018**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:**

**Public hearing, consideration, and possible action regarding BAZ-2000, Angus Acres Perimeter Rezoning, approximately 15 acres, A-R-1 to ON, south and east of the south east corner of Kenosha Street and 23<sup>rd</sup> Street**

**Background:**

**Applicant:** Donald N. Stacey  
**Owners:** Perry M. and Leslie K. Neufeld, B.D. Homes, LLC, Mohammad M. Cherifi and Jamie L. Moore, Mary Jane Lanning, Larry J. and Cindy L. Rodriguez, Robert D. Talley, Mark S. Drop, Sr., Donald N. Stacey, Shirley D. Ketcher, Randy Gene Sehon and Nancy K. Mader, Jerry L. and Kathy Jo Pride  
**Developer:** None  
**Engineer:** None  
**Location:** South and east of the southeast corner of Kenosha Street and 23<sup>rd</sup> Street  
**Size of Tract** Approximately 15 acres  
**Number of Lots:** 11  
**Present Zoning:** A-R-1 (Annexed Single-Family Residential)  
**Proposed Zoning:** ON (Office Neighborhood)  
**Comp Plan:** Level 2 (Urban Residential)

BAZ-2000 is a request to change the zoning designation on 11 lots (approximately 15 acres) from A-R-1 (Annexed Single-Family Residential) to ON (Office Neighborhood). This property was platted in Wagoner County as part of Angus Acres on December 31, 1957. The property is located south and east of the southeast corner of Kenosha Street and 23<sup>rd</sup> Street.

Angus Acres subdivision was annexed into the City of Broken Arrow on June 2, 1980 by Ordinance No. 833 and was given the zoning designation of A-R-1 (Annexed Single-Family Residential). Ten of the 11 lots included in this request have existing single-family homes. One lot adjacent to 23<sup>rd</sup> Street is currently vacant.

BACP-79, a request to change the Comprehensive Plan designation on a portion of this property from Level 2 to Level 4, was denied by the Planning Commission on April 26, 2007. This decision was never appealed to the City Council.

According to the FEMA maps, none of the property is located within a 100-year floodplain area.

Surrounding land uses and zoning classifications include the following:

North:	CG and CN	Commercial
East:	A-R-1	Single-Family Residential
South:	A-R-1	Single-Family Residential
West:	CH (via BAZ-1437), CG, and CN	Undeveloped and Commercial

The property is designated as Level 2 in the Comprehensive Plan. ON zoning is identified as being “possible” with the Comprehensive Plan in Level 2. ON is considered to be in accordance with the Comprehensive Plan when the proposed ON zoning is located adjacent to an arterial street or is part of an expansion of an existing ON area, which is located adjacent to an arterial street. The ON zoning requested with BAZ-2000 is located adjacent to Kenosha Street and 23<sup>rd</sup> Street. Furthermore, the ON zoning being requested will serve as a buffer between the commercial uses to the north and west and the remaining single-family uses in the Angus Acres neighborhood. When the property redevelops with ON uses, access to the property will be from Kenosha Street and 23<sup>rd</sup> Street. As a result, BAZ-2000 is considered to be in compliance with the Comprehensive Plan. The replatting process and the infrastructure requirements associated with replatting have been explained to the applicant.

**Attachments:**

- Case map
- Aerial photo
- Comprehensive Plan
- Angus Acres Plat
- Ordinance No. 833 Annexing Angus Acres

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2000 be approved, subject to the property being replatted in accordance with the Subdivision Regulations and all future access to the property be from Kenosha Street or 23<sup>rd</sup> Street.

**Reviewed by: Larry Curtis**

**Approved by: Michael Skates**

ALY/BDM