

**Broken Arrow Planning Commission
05-23-2024**

To: Chair and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding BAZ-001472-2024 (Rezoning), Oak Crossing, 39.36 acres, R-2 (Single-Family Residential) to RS-4 (Single-Family Residential), located approximately one quarter mile south of Houston Street (81st Street), and east of 23rd Street (193rd Avenue/County Line Road).

..End

Background:

Applicant: Mike Thedford, Wallace Design Collective
Owner: Chase Couch c/o Logan Street
Developer: N/A
Engineer: Nicole Watts, Wallace Design Collective
Location: Approximately one quarter mile south of Houston Street (81st Street), and east of 23rd Street (193rd Avenue/County Line Road)
Size of Tract 39.36 acres
Present Zoning: R-2 (Single-Family Residential)
Proposed Zoning: RS-4 (Single-Family Residential)
Comp Plan: Level 2 (Urban Residential)

BAZ-001472-2024 is a request to rezone 39.36 acres from R-2 (Single Family Residential) to RS-4 (Single-Family Residential) for Oak Crossing, a proposed single-family detached development. This property is generally located east of 23rd Street and South of Houston Street. The property is presently undeveloped and unplatted.

This rezoning request is associated with the potential Oak Crossing development that proposes to create a single-family development of detached homes on individual lots. When a plat associated with this development is submitted staff will require that all dimensional standards for single-family detached lots in RS-4 zoning be met as set forth in the Zoning Ordinance. Additionally, access to 23rd Street and all adjacent stub streets will be required. All potential streets must be constructed to City of Broken Arrow standards.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

| Location | Development Guide | Zoning | Land Use |
|----------|-------------------|--------|---------------------------|
| North | Level 3 | A-1 | Agriculture |
| East | Level 2 | R-2 | Single Family Residential |

| | | | |
|-------|---------|-----|-------------|
| South | Level 2 | A-1 | Agriculture |
| West | Level 7 | IH | Industrial |

According to FEMA maps, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. Per Table 4-1 of the Comprehensive Plan, RS-4 zoning is considered to be in accordance with the Comprehensive Plan in Level 2.

Attachments: Case map
Aerial photo
Comprehensive Plan

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001472-2024 be approved subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JTH