



City of Broken Arrow

Request for Action

File #: 25-687, Version: 1

**Broken Arrow Planning Commission
05-22-2025**

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

Public hearing, consideration, and possible action regarding BAZ-002130-2025 (Rezoning), County Line Crossing, approximately 51 acres, A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential), located north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E Avenue / County Line Road)

Background:

Applicant: Megan Pasco, Tanner Consulting

Owner: TJ Guglielmo

Developer: N/A

Engineer: Tanner Consulting

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

Size of Tract approximately 51 acres

Present Zoning: A-1 (Agricultural)

Proposed Zoning: RS-3 and RS-4 (Single-Family Residential)

Comp Plan: 2 (Urban Residential) and Level 3 (Transition Area)

BAZ-002130-2025 is a request to rezone approximately 51 acres from A-1 (Agricultural) RS-3 and RS-4 (Single-Family Residential) for County Line Crossing, a proposed single-family detached development. This property is generally located north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E Avenue / County Line Road).

This rezoning request is associated with the potential development of a single-family residential neighborhood. The area requested to be rezoned to RS-3 (Single-Family Residential) is located on the western 34.68 designated as Level 2 in the Comprehensive Plan. The area requested to be rezoned to RS-4 (Single-Family Residential) is located on the eastern 16.25 acres designated as Level 3 in the Comprehensive Plan.

This development will be required to connect to existing stub streets in the single-family residential neighborhood to the west. Primary access to the development will be through entrances onto New Orleans Street and County Line Road.

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 | A-RE | Large Lot Single-Family Residential |
| East | Level 2 | CG and CN | Residential/Undeveloped |
| South | Level 2, 3, & 4 | AG (Tulsa County) | Agricultural |
| West | Level 2 | RS-3 | Single-Family Residential |

According to FEMA maps, none of this 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-3 zoning is considered to be in accordance with the Comprehensive Plan in Level 2 and RS-4 zoning is considered to be in accordance with the Comprehensive Plan in Level 3.

Attachments: Case map
 Aerial photo
 Comprehensive Plan
 Zoning Exhibit

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002130-2025 be approved subject the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

ALY