



City of Broken Arrow

Request for Action

File #: 25-1321, **Version:** 1

Broken Arrow Planning Commission
09-11-2025

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

Public hearing, consideration, and possible action regarding BAZ-002232-2025 (Rezoning), 2001 Angus Drive, 0.76 acres, RS (Single Family Residential), located south of the southeast corner of Kenosha Street (71st Street) and 23rd Street (193rd E. Avenue/County Line Road)

Background:

Applicant: Farrah Fulps, Pennington & Associates
Owner: Mona Stanford, Stanford Outdoors LLC
Developer: N/A
Engineer: N/A
Location: South of the southeast corner of Kenosha Street and County Line Road
Size of Tract 0.76 acres
Number of Lots: 1
Present Zoning: RS (Single Family Residential)
Proposed Zoning: ON (Office Neighborhood)
Comp Plan: Level 2 (Urban Residential)

BAZ-002232-2025 is a request to change the zoning designation on 0.76 acres from RS (Single Family Residential) to ON (Office Neighborhood). The property is located south of the southeast corner of Kenosha Street (71st Street) and 23rd Street (County Line Road), and is currently platted as part of Lot 1, Block 2 of Angus Acres.

The subject property is Comprehensive Plan Level 2, which supports rezoning to ON (Office Neighborhood) if the property in question abuts an arterial street or is an expansion of an existing ON development, and no traffic from the ON area shall utilize roads that pass through a single-family residential area prior to reaching the arterial street. The subject property does abut County Line Road as their arterial connection, and any driveway on the property will need to access County Line Road directly so that no traffic will pass through a single-family residential area to access the property.

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	CN	Bank
East	Level 2	RS	Single-Family Residential
South	Level 2	RS	Single-Family Residential
West	Level 6	CH/PUD-84	Retail, minor vehicle service and repair

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain.

Attachments: Case Map
Aerial

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002232-2025 be approved, and that platting be waived.

Reviewed by: Rocky Henkel

Approved by: Rocky Henkel

MEH