

Broken Arrow Planning Commission
01-09-2025

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

Public hearing, consideration, and possible action regarding BAZ-001906-2024 (Rezoning), County Line 25, approximately 25 acres, A-1 (Agriculture) to RS-4 (Single-Family Residential), located approximately one-half mile south of Albany Street (61st Street), west of 37th Street (209th E. Avenue).

..End

Background:

Applicant: Alan Betchan, AAB Engineering, LLC
Owner: Patrick Delehanty, Delco Holdings
Developer: N/A
Engineer: N/A
Location: approximately one-half mile south of Albany Street (61st Street), west of 37th Street (209th E. Avenue))
Size of Tract 25 acres
Present Zoning: A-1 (Agriculture)
Proposed Zoning: RS-4 (Single-Family Residential)
Comp Plan: Level 2 (Urban Residential)

BAZ-001906-2024 is a request to rezone approximately 25 acres from A-1 (Agriculture) to RS-4 (Single-Family Residential) for County Line 25, a proposed residential subdivision. This property is generally located south of Albany Street and west of 37th Street. The property is presently undeveloped and unplatted.

This rezoning request is associated with a potential residential development that proposes to create a subdivision. When a plat associated with this development is submitted staff will require that all dimensional standards for RS-4 zoning be met as set forth in the Zoning Ordinance. Additionally, access to 37th Street and 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 2	A-1	Agriculture
East	Level 2	A-R-2	Single Family Residential
South	Level 2	A-1 (SP 275)	Public School
West	Level 2	A-1	Agriculture

According to FEMA maps, none of the property is located in the 100-year floodplain. Water is 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-001906-2024 be approved subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JTH