



City of Broken Arrow

Request for Action

File #: 24-989, **Version:** 1

**Broken Arrow Planning Commission
07-25-2024**

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

Public hearing, consideration, and possible action regarding BAZ-001459-2024 (Rezoning), Broken Arrow West, approximately 109.55 acres, A-1 (Agricultural) to RS-3 (Single Family Residential) located west of 193rd E Ave/ County Line Rd (23rd Street), and one-eighth mile south of Jasper Street (131st Street).

Background:

Applicant: Alan Betchan
Owner: Neel, LC
Developer: N/A
Engineer: N/A
Location: West of 193rd E Ave/ County Line Rd (23rd Street), and one-eighth mile south of Jasper Street (131st Street).
Size of Tract 109.55 acres
Present Zoning: A-1 (Agricultural)
Proposed Zoning: RS-3 (Single-Family Residential)
Comp Plan: Level 2 (Urban Residential)

BAZ-001459-2024 is a request to change the zoning designation on 109.55 acres from A-1 (Agricultural) to RS-3 (Single-Family Residential). The property is located West of 193rd E Ave/ County Line Rd (23rd Street), and one-eighth mile south of Jasper Street (131st Street). and is unplatted.

The property owner is rezoning the property for future Single-Family Residential development. The development will be comprised of approximately 458 lots. This area is Comprehensive Plan Level 2 which does support rezoning to RS-3.

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	AG	Agriculture
East	Level 2	AG	Agriculture
South	Level 2	AG	Agriculture
West	Level 2	R-2	Residential Single Family

According to the FEMA Maps, none of this property is located in the 100-year floodplain. Water and sanitary sewer service is available from the City of Broken Arrow.

This item was considered by the Planning Commission on May 23, 2024. In that meeting, it was brought to the Planning Commission and Staff's attention that the general location identified on the meeting agenda was incorrect for this item. Staff requested that the item be continued so new notices could be sent to ensure the proper noticing requirements were met. This has been completed and the item is ready for Planning Commission recommendation.

This item was requested to be tabled by the applicant due to scheduling issues. The item was voted by Planning Commission to be tabled to the July 25th, 2024, Planning Commission meeting.

Attachments: Case map
Aerial photo
Comp Plan
Legal Description

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001459-2024 be approved subject to platting

Reviewed By: Amanda Yamaguchi

Approved By: Rocky Henkel

CBC