



City of Broken Arrow

Fact Sheet

File #: 16-289, Version: 1

Broken Arrow Planning Commission

03-24-2016

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ 1955, Paliotta property, 2.50 acres, A-1 to RS-1, one-half mile south of Florence Street, about one-quarter to one-half mile west of Aspen Avenue

Background:

Applicant: Steven P. and Robyn F. Paliotta
Owner: Steven P. and Robyn F. Paliotta
Developer: Steven P. and Robyn F. Paliotta
Engineer: NA
Location: One-half mile south of Florence Street, about one-quarter to one-half mile west of Aspen Avenue
Size of Tract: 2.50 acres
Number of Lots: 1
Present Zoning: A-1
Comp Plan: Level 2 (Urban Residential)

BAZ 1955 is a request to change the zoning designation on a 2.50-acre undeveloped tract from A-1 (Agricultural) to RS-1 (Single-Family Residential). The unplatted property is located one-half mile south of Florence Street, about one-quarter to one-half mile west of Aspen Avenue at 11702 S. 140th E. Avenue. The A-1 zoning was assigned to the property when it was annexed into the City Limits on August 4, 2003, with Ordinance 2559.

Applicant is interested in splitting their property. The existing parcel does not meet the minimum lot size and lot frontage requirements of the A-1 district. Therefore, before the lot split can be addressed, the zoning on the property needs to be modified.

The property associated with BAZ 1955 is unplatted. South 140th East Avenue, which is a long dead end street, was created in Tulsa County prior to the property being annexed into the City Limits of Broken Arrow. According to a survey submitted with another rezoning request, BAZ 1811, to rezone another property on the west side of South 140th East Avenue, there is 37.5 feet of right-of-way along South 140th East Avenue. Broken Arrow Subdivision regulations require 50 feet of right-of-way for a local street. Currently, there are no sidewalks along South 140th East Avenue.

BAZ 1859, a request to rezone the property on the east side of 140 E. Avenue from A-1 to RS-1, was approved by the City Council on November 2, 2010, subject to 6-feet of additional right-of-way being dedicated on 140th E. Avenue along with 17.5 feet of utility easement. In addition, the requirement for sidewalks was waived.

According to the FEMA maps, none of the subject property is located in the 100-year floodplain.

Surrounding land uses and zoning classifications include the following:

North:	A-1	Large lot single-family residential
East:	RS-1	Large lot single-family residential
South:	A-1	Undeveloped
West:	A-1	Undeveloped

The property is designated as Level 1 in the Comprehensive Plan. RS-1 zoning is identified as being in conformance with the Comprehensive Plan in Level 1.

Attachments: Case map
Aerial photo
Comprehensive Plan
Survey information submitted with BAZ 1811
Case history map for BAZ 1859

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1955 be approved. The Zoning Ordinance requires any changes in zoning to be approved subject to platting. Staff recommends that platting be waived, provided six feet of additional street right-of-way and 17.5 feet of utility easement is provided along S. 140th E. Avenue. Since S. 140th E. Avenue is a dead end street, and there are no sidewalks within this neighborhood, Staff recommends that sidewalks not be required at this time.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM