

**Broken Arrow Planning Commission
11-20-2025**

To: Chair and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding BAZ-002485-2025 (Rezoning), Snyder Rezone, approximately 21.81 acres, RMF (Residential multi-family) and PUD-340 to RSP (Single-family residential – Preservation), located 1/8th of a mile south of Tucson Street (121st Street) and west of Elm Place (161st E Ave)

..End

Background:

Applicant: Erik Enyart, Tanner Consulting
Owner: Brian Green, Green Property Management
Developer: N/A
Engineer: Tanner Consulting
Location: 1/8th of a mile south of Tucson Street (121st Street) and west of Elm Place (161st E Ave)
Size of Tract Approximately 21.81 acres
Present Zoning: RMF (Residential multi-family) and PUD-340
Proposed Zoning: RSP (Single-family residential – Preservation)
Comp Plan: Level 3 (Transition Area)

BAZ-0024852025 is a request to rezone approximately 21.81 acres from RMF (Residential multi-family) and PUD-340 to RSP (Single-family residential – Preservation). This request includes the abrogation of PUD-340 and will be a “straight zoning” change. This property is 21.81 acres in size and is located 1/8th of a mile south of Tucson Street (121st Street) and west of Elm Place (161st E Ave). This property is currently unplatted.

This rezoning request is in anticipation of a single-family development under the new RS-P zoning. This zoning which was created under the Broken Arrow Zoning Ordinance that came into effect over the summer allows for smaller lot sizes and frontages in exchange for an increase in dedicated open space. The attached conceptual plat outlines what developments could potentially look like.

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	Levels 2 and 4	GC and PUD-199	Vacant, Restaurant without drive-thru and General Retail	
East	Levels 6 and 3	CG and RS	General Retail and Single-Family Residential	
South	Level 2	AG	Single-Family Residential and Vacant	
West	Level 2	AG	Single-Family Residential	



According to FEMA maps, portions of the property are 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-4 zoning is considered to be in accordance with the Comprehensive Plan in Level 3. Under current Zoning Ordinance RS-4 is equal to RS-P zoning so this request is in line with the Comprehensive Plan

Attachments: Case Map
Aerial
Comprehensive Plan
Conceptual Plat

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002485-2025 be approved subject to the property being platted.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ