



# City of Broken Arrow

## Request for Action

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**File #: 22-575, Version: 1**

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**Broken Arrow Planning Commission  
05-12-2022**

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

Public hearing, consideration, and possible action regarding BAZ-2108 (Rezoning), Gorrell Property, 2.56 acres, A-RE (Annexed Residential Estate) to RS-1 (Single-Family Residential), one-half mile north of New Orleans Street (101st Street), one-eighth mile west of 23rd Street (193rd E. Avenue/County Line Road)

**Background:**

**Applicant:** Bonnie Gorrell  
**Owner:** Bonnie Gorrell  
**Developer:** N/A  
**Engineer:** N/A  
**Location:** One-half mile north of New Orleans Street (101st Street), one-eighth mile west of 23rd Street (193rd E. Avenue/County Line Road)  
**Size of Tract** 2.56 acres  
**Number of Lots:** 1  
**Present Zoning:** A-RE (Annexed Residential Estate)  
**Proposed Zoning:** RS-1 (Single-Family Residential)  
**Comp Plan:** Level 1 (Rural Residential)

BAZ-2108 is a request to change the zoning designation on 2.56 acres from A-RE (Annexed Residential Estate) to RS-1 (Single-Family Residential). The property is located one-half mile north of New Orleans Street (101st Street), one-eighth mile west of 23rd Street (193rd E. Avenue/County Line Road) and is not platted.

As a result of being annexed into Broken Arrow City Limits in November of 2001, the property's current zoning designation is transitional Annexed Residential Estate. With BAL-2168, the applicant has also applied to split the lot into a 1-acre lot, and an approximately 1.5-acre lot.

According to Chapter 1 Section 4.B.7 of The Broken Arrow Zoning Ordinance, no new use may be commenced on unplatted property with transitional zoning without obtaining appropriate conventional zoning. Splitting the lot represents the potential for a new use due to there being only one residential home as well as a barn on the lot as presently configured. The request to rezone the property to a conventional zoning designation for the purpose of splitting the lot maintains compliance with the Zoning Ordinance. Additionally, due to the configuration of the lot split requested, the RS-1 zoning designation is most appropriate for lot frontage

requirements of the Zoning Ordinance.

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 1	A-RE	Single Family Residential
East	Level 1	RS-1	Single Family Residential
South	Level 1	RE	Single-Family Residential & Undeveloped
West	Level 1	RE	Single Family Residential

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

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

**Attachments:**

BAZ-2108 Aerial Image

Case Map for BAZ-2108

Case Map for BAL-2168

Comprehensive Plan

**Recommendation:**

Based upon the Comprehensive Plan, the location of the property, unique conditions associated with the property, and the surrounding land uses, Staff recommends that BAZ-2108 be approved subject to the following:

1. Waiver of platting.
2. A 17.5-foot utility easement be provided along East 96th Street South for the whole frontage of the property.

**Reviewed by: Jill Ferenc**

**Approved by: Larry R. Curtis**

LMS