



# City of Broken Arrow

## Fact Sheet

**File #:** 17-2040, **Version:** 1

### Broken Arrow Planning Commission

04-27-2017

**To:** Chairman and Commission Members

**From:** Development Services Department

**Title:**

**Public hearing, consideration, and possible action regarding BAZ-1976, The Preserve, 26.31 acres, A-1 to RS-3, west of the southwest corner of 37<sup>th</sup> Street and Omaha Street**

#### Background:

**Applicant:** AAB Engineering, LLC  
**Owner:** New Bedford Lakes, LLC  
**Developer:** New Bedford Lakes, LLC  
**Engineer:** AAB Engineering, LLC  
**Location:** west of the southwest corner of 37th Street and Omaha Street  
**Size of Tract** 26.31 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1  
**Proposed Zoning:** RS-3  
**Comp Plan:** Level 2 (Urban Residential)

BAZ-1976 is a request to change the zoning designation on these 26.31 acres, of undeveloped, unplatted land from A-1 (Agricultural) to RS-3 (Single-Family Residential). This property is located west of the southwest corner of 37<sup>th</sup> Street and Omaha Street.

Applicant intends to develop the property as residential subdivision containing approximately 96 lots. The preliminary plat for 'Preserve' will be heard by the Planning Commission at the same time as this rezoning request.

According to the FEMA maps, none of the property is located within a 100-year floodplain area.

Surrounding land uses and zoning classifications include the following:

North:	A-RS-3, A-1 and R-2	Single-family homes
East:	A-1	Undeveloped
South:	A-1	Undeveloped
West:	RMH	Johanna Woods Mobile Home Park

This property is designated as Level 2 in the Comprehensive Plan. RS-3 zoning is identified as being in

conformance with the Comprehensive Plan in Level 2.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-1976 be approved, subject to the property being platted.

**Reviewed by:** Larry R. Curtis

**Approved by:** Michael W. Skates

LRC: ALY