



City of Broken Arrow

Request for Action

File #: 18-1176, Version: 1

Broken Arrow Planning Commission

10-25-2018

To: Chairman and Commission Members

From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ- 2014, Wall/Toomey Properties, 12.99 acres, A-1 to RS-2, north and east of the northeast corner of Albany Street and Evans Road

Background:

Applicant: Sarah Wall

Owner: Sarah Wall and Terry Toomey/Carol F. Toomey

Developer: Sarah Wall and Terry Toomey/Carol F. Toomey

Surveyor: Nathaniel J. Reed, Harden & Associates

Location: North and east of the northeast corner of Albany Street and Evans Road

Size of Tract 12.99 acres

Number of Lots: 3

Present Zoning: A-1

Proposed Zoning: RS-2

Comp Plan: Level 2 (Urban Residential)

BAZ-2014 is a request to change the zoning designation on a 12.99-acre parcel from A-1 (Agricultural) to RS-2 (Single-Family Residential). The unplatted property is located north and east of the northeast corner of Albany Street and Evans Road. There are two different property owners (Sarah Wall and Terry Toomey/Carol F. Toomey) associated with this rezoning request.

The property related to BAZ-2014 was annexed into Broken Arrow on October 15, 2001, with Ordinance 2393. Even though the property was in the City Limits of Broken Arrow, a lot split request was submitted to and approved in Wagoner County that divided the property into three parcels. The lots created in Wagoner County did not meet the minimum lot size and lot frontage requirements of the Broken Arrow Zoning Ordinance.

After the lot split that was approved in Wagoner County was recorded, Sarah Wall purchased the northern most parcel with the desire to construct a new single-family residence on the property. Prior to applying for a building permit, they were advised that they would need to come into compliance with the Broken Arrow Zoning Ordinance. As a result, Ms. Wall, as well as Mr. and Mrs. Toomey who own the other two parcels, have submitted an application to rezone the property from A-1 to RS-2. If the rezoning is approved by the City Council, they will be submitting an application to split the property in a manner that will meet the minimum lot size and frontage requirements of the RS-2 district.

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-1	Undeveloped
East:	A-1	Undeveloped
South:	A-1	Large lot single family residential
West:	A-1	Undeveloped and large lot single family residential

The property is designated as Level 2 in the Comprehensive Plan. RS-2 zoning is identified as being conformance with the Comprehensive Plan in Level 2.

Attachments: Case map
Aerial photo
Comprehensive Plan
Survey drawing

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2014 be approved. Staff recommends that platting be waived, subject to right-of-way and utility easements being provided along Kenosha Street and Evans Road in accordance with the Subdivision Regulations. If not already provided, 60 feet of right-of-way from the section line is required along Kenosha Street along with a 17.5-foot utility easement. Along Evans Road, the right-of-way requirement is 50 feet from the section line along with a 17.5-foot utility easement.

Reviewed by: Larry Curtis

Approved by: Michael Skates

BDM