



# City of Broken Arrow

## Request for Action

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**File #: 19-115, Version: 1**

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**Broken Arrow Planning Commission  
01-10-2019**

**To:** Chairman and Commission Members  
**From:** Development Services Department

**Title:** Public hearing, consideration, and possible action regarding BAZ-2021, KB Rezoning, 5 acres, A-1 to RS-2, one-quarter mile south of Kenosha Street (71<sup>st</sup> Street), west of 51<sup>st</sup> Street (Evans Road)

**Background:**

**Applicant:** Kenneth Barbee  
**Owner:** Kenneth Barbee  
**Developer:** Kenneth Barbee  
**Engineer:** NA  
**Location:** One-quarter mile south of Kenosha Street (71st Street), west of 51st Street (Evans Road)  
**Size of Tract** 5 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1 (Agricultural)  
**Proposed Zoning:** RS-2 (Single-Family Residential)  
**Comp Plan:** Level 2 (Urban Residential)

BAZ-2021 is a request to change the zoning designation on a 5-acre parcel from A-1 (Agricultural) to RS-2 (Single-Family Residential). The property is located one-quarter mile south of Kenosha Street (71<sup>st</sup> Street), west of 51<sup>st</sup> Street (Evans Road). This property was annexed into the city limits of Broken Arrow from Wagoner County on June 2, 1980 by Ordinance No. 833.

A single-family residential structure along with accessory buildings are presently located on the property. It is applicant's desire to rezone the property in order to have the ability to split the property in the future.

According to FEMA maps, no part of the property is located within a 100-year floodplain.

Surrounding land uses and zoning classifications include the following:

North:	A-1	Undeveloped
East:	A-1	Single family home
South:	A-1	Single family home
West:	A-1	Undeveloped

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 2. The RS-2 zoning being requested is considered to be in accordance with the Comprehensive Plan.

**Attachments:** Case map  
Aerial photo  
Ordinance No. 833

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2021 be approved and that platting be waived subject to right-of-way and utility easements being provided along 51<sup>st</sup> Street (Evans Road) in accordance with the City of Broken Arrow subdivision regulations.

**Reviewed by: Larry Curtis**

**Approved by: Michael Skates**

ALY