



# City of Broken Arrow

## Request for Action

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**File #:** 19-650, **Version:** 1

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**Broken Arrow Planning Commission**  
**06-13-2019**

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

**Title:** Public hearing, consideration, and possible action regarding BAZ-2029, Doyle Rezoning, 5.10 acres, A-RE to RE, one-third mile north of New Orleans Street (101<sup>st</sup> Street), one-quarter mile west of 23<sup>rd</sup> Street (193<sup>rd</sup> E. Avenue/County Line Road)

**Background:**

**Applicant:** Cathleen Doyle  
**Owner:** Cathleen Doyle  
**Developer:** NA  
**Engineer:** NA  
**Location:** One-third mile north of New Orleans Street (101<sup>st</sup> Street), one-quarter mile west of 23<sup>rd</sup> Street (193<sup>rd</sup> E. Avenue/County Line Road)  
**Size of Tract** 5.10 acres  
**Number of Lots:** 2  
**Present Zoning:** A-RE  
**Proposed Zoning:** RE  
**Comp Plan:** Level 1 (Rural Residential)

BAZ-2029 is a request to change the zoning designation on 5.10-acres from A-RE (Annexed-Residential Estate) to RE (Residential Estate). The unplatted property is located one-third mile north of New Orleans Street (101<sup>st</sup> Street), one-quarter mile west of 23<sup>rd</sup> Street (193<sup>rd</sup> E. Avenue/County Line Road).

Applicant is proposing to sell a two-acre portion of the property associated with BAZ-2029 and has submitted a lot split (BAL-2053) and lot consolidation (BAL-2054CB) request in conjunction with the rezoning request. The property currently consists of two, 2.55-acre lots. With the lot split, 0.55-acre will be split from the south parcel, and then consolidated with the north parcel resulting in a 3.1-acre parcel and a 2.0-acre lot.

The property was assigned A-RE when it was annexed into the City of Broken Arrow in 2000. In the RE district, the minimum lot size is 24,000 square feet and the minimum lot frontage is 175 feet. The current lots and the resulting lots meet the minimum lot size and lot frontage requirements in accordance with the Zoning Ordinance for the RE district. As part of the lot split process, right-of-way and utility easements will need to be dedicated along the street frontages in accordance with the Subdivision Regulations for the entire 5.10 acres. Three other properties within the neighborhood have been rezoned from A-RE to RE between 2007 and 2016.

Surrounding land uses and zoning classifications include the following:

North:	A-RE	Large lot single-family residential
East:	A-RE and RE	Large lot single-family residential
South:	A-RE	Large lot single-family residential
West:	A-RE	Large lot single-family residential

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 1. The RE zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 1.

**Attachments:** Case map  
Aerial photo  
Exhibit - Existing lots

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2029 be approved and that platting be waived, subject to the following condition of approval.

1. A 17.5-foot utility easement shall be recorded in accordance with the Subdivision Regulations along the E. 96<sup>th</sup> Street, S. 20 Street, and E. 97<sup>th</sup> Street frontages of the parcels prior to the warranty deeds being stamped.

**Reviewed and approved by: Larry R. Curtis**

JMW