



City of Broken Arrow

Request for Action

File #: 19-721, Version: 1

Broken Arrow Planning Commission

06-27-2019

To: Chairman and Commission Members

From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ-2030, Larry Stalcup, 2.50 acres, A-R-1 to R-2, one-half mile east of Aspen Avenue (145th E. Avenue), north of Jasper Street (131st Street) at 12932 S. 152nd E. Avenue

Background:

Applicant: Larry Stalcup

Owner: Larry Stalcup

Developer: Larry Stalcup

Engineer: NA

Location: One-half mile east of Aspen Avenue, north of Jasper Street (131st Street) at 12932 S. 152nd E. Avenue

Size of Tract 2.50 acres

Number of Lots: 1

Present Zoning: A-R-1

Proposed Zoning: R-2

Comp Plan: Level 2 (Urban Residential)

BAZ-2030 is a request to change the zoning designation on 2.50-acres from A-R-1 (Annexed Single-Family Residential) to R-2 (Single-Family Residential). The A-R-1 zoning on the property was assigned when the property was annexed into Broken Arrow on May 6, 2002, with Ordinance 2447. The unplatted property is located one-half mile east of Aspen Avenue, north of Jasper Street (131st Street) at 12932 S. 152nd E. Avenue. Fifty feet of street right-of-way for S. 152nd E. Avenue has been dedicated by separate instrument. While there is an existing sanitary sewer line along the west property line, there are no water lines adjacent to the site.

Applicant wants to add onto to his existing home and rebuild his existing barn. According to Section 1.4.B.6 of the Zoning Ordinance, 6. "The use of any land or structures given transitional zoning under paragraph 2 may not be physically expanded, or any new structure constructed, without site plan review and compliance with all applicable zoning requirements. Any unplatted land given transitional zoning under paragraph 2, on which the primary use is discontinued or proposed to be altered, must a) be platted, b) undergo site plan review and c) comply with all applicable zoning requirements prior to the new or expanded use of the land or any structures." In addition to adding onto to his existing structure, applicant also foresees possibly splitting the property into two lots in the future.

Surrounding land uses and zoning classifications include the following:

North:	A-R-1	Large lot single-family residential
East:	A-R-1	Large lot single-family residential
South:	A-R-1	Large lot single-family residential
West:	R-2	Single-family residential

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 2. The R-2 zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 2. None of the property is located within a 100-year floodplain.

Attachments: Case map for BAZ-2030
Aerial photo
Comprehensive Plan
Utility line map

Recommendation:

The R-2 zoning requested with BAZ-2030 is in conformance with the Comprehensive Plan. Therefore, based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2030 be approved as requested. Since no additional right-of-way or easements are needed, Staff recommends that platting be waived. In addition, since there are no sidewalks in the neighborhood, Staff recommends that the requirement for sidewalks be waived. However, applicant should be aware, that since the property is within 300 feet of an existing sanitary sewer line, any new structures on the property will be required to connect onto the sanitary sewer line. In addition, if the existing septic tank needs replacement, the existing residential structure will be required to connect onto the sanitary sewer line. Any future lot splits will need to meet the lot area and percolation requirements of Tulsa County Department of Environmental Quality (DEQ), and all lateral lines will need to be on the property associated with the existing residential structure.

Reviewed and approved by: Larry R. Curtis

BDM