



City of Broken Arrow

Request for Action

File #: 19-1509, **Version:** 1

**Broken Arrow Planning Commission
12-19-2019**

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ-2041 (Rezoning), The Pines II, 45.84 acres, A-1 to RS-3, southwest corner of Omaha Street (51st Street) and 37th Street (209th E. Avenue)

Background:

Applicant: Alan Betchan, AAB Engineering, LLC
Owner: New Bedford Lakes, LLC & New Bedford Park, LLC
Developer: New Bedford Lakes, LLC & New Bedford Park, LLC
Engineer: AAB Engineering, LLC
Location: Southwest corner of Omaha Street (51st Street) and 37th Street (209th E. Avenue)
Size of Tract 45.84 acres
Number of Lots: 1
Present Zoning: A-1
Proposed Zoning: RS-3
Comp Plan: Level 2 (Urban Residential)

BAZ-2041 is a request to change the zoning designation on 45.84-acres from A-1 (Agricultural) to RS-3 (Single-Family Residential). The unplatted property is located on the southwest corner of Omaha Street (51st Street) and 37th Street (209th E. Avenue). Applicant is proposing to develop single-family detached residential dwelling units on the property.

According to the FEMA maps, none of the property is located within a 100-year floodplain area. 37th Street, a secondary arterial street that abuts the property associated with BAZ-2041, is under construction from Omaha Street to Albany Street.

Surrounding land uses and zoning classifications include the following:

North:	RS-3	The Pines at The Preserve addition
East:	A-1	Undeveloped
South:	A-1	Undeveloped
West:	RS-3 and RMH	The Pines at the Preserve and Johanna Woods

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 2. The

RS-3 zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 2.

Attachments: Case map for BAZ-2041
Aerial photo
Comprehensive Plan

Recommendation:

The RS-3 zoning requested with BAZ-2041 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-2041 be approved subject to the property being platted.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

BDM