



City of Broken Arrow

Request for Action

File #: 20-1074, **Version:** 1

Broken Arrow Planning Commission

09-10-2020

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ-2062 (Rezoning), DuPree Home, 0.66 acres, A-RE (Annexed Residential Estate) to RS-1 (Single-Family Residential), one-third mile west of Aspen Avenue (145th East Avenue), one-quarter mile south of Florence Street (111th Street)

Background:

Applicant: Joshua & Lindsey DuPree
Owner: Glenn Zeiter
Developer: Joshua & Lindsey DuPree
Surveyor: Fritz Land Surveying, LLC
Location: One-third mile west of Aspen Avenue (145th East Avenue), one-quarter mile south of Florence Street (111th Street)
Size of Tract: 0.66 acres
Number of Lots: 1
Present Zoning: A-RE
Proposed Zoning: RS-1
Comp Plan: Level 1 (Rural Residential)

BAZ-2062 is a request to change the zoning designation on a 0.66-acre tract from A-RE (Annexed Residential Estate) to RS-1 (Single-Family Residential). The unplatted and undeveloped property is located one-third mile west of Aspen Avenue (145th East Avenue), one-quarter mile south of Florence Street (111th Street).

The applicant is in the process of acquiring the property with the desire to construct a new residential structure. Ordinance No. 2479 annexed the property into the City of Broken Arrow, on August 19, 2002, when it was assigned the transitional zoning designation of A-RE (Annexed Residential Estate). As stated in Section 1.4.B.6 of the Zoning Ordinance, "Any unplatted land given transitional zoning 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".

The lot currently does not meet the size and frontage requirements of the RE district and needs to be brought into compliance with current zoning standards. The request for rezoning will bring the property into compliance and will exceed the minimum requirements of the RS-1 zoning district. The Permitting and Licensing Division, prior to any building permits being issued, will review a site plan to ensure compliance with all zoning

requirements.

As part of the rezoning process, the applicant has acknowledged they are willing to dedicate the required utility easement along 139th East Avenue, if their rezoning request is approved. The ultimate right-of-way required by the Subdivision Regulations has already been provided.

None of this property is shown to be in the 100-year floodplain.

Surrounding land uses and zoning classifications include the following:

| | | |
|--------|------|-------------------------------------|
| North: | A-RE | Large lot single family residential |
| East: | A-RE | Large lot single family residential |
| South: | A-RE | Large lot single family residential |
| West: | A-1 | Large lot single family residential |

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

Attachments: Case map for BAZ-2062
Aerial photo
Comprehensive Plan
Plat of Survey
Ordinance No. 2479

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2062 be approved. Staff can recommend that platting be waived, provided that a 17.5-foot utility easement be dedicated in accordance with the Subdivision Regulations along 139th East Avenue.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

ALY