



City of Broken Arrow

Request for Action

File #: 20-1075, **Version:** 1

Broken Arrow Planning Commission

09-10-2020

To: Chairman and Commission Members
From: Development Services Department

Title: Approval of a modification to Section 4.1(n) of the Land Subdivision Code for Glenn Zeiter, 1 lot, 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:

Joshua & Lindsey DuPree are in the process of purchasing a 0.66-acre unplatted lot from Glenn Zeiter, with the intent to construct a single-family residence. The property is located approximately one-third mile west of Aspen Avenue (145th East Avenue), one-quarter mile south of Florence Street (111th Street).

In conjunction with this request to modify Section 4.1(n) of the Land Subdivision Code, Joshua and Lindsey DuPree have requested to rezone the property to RS-1 (Single-Family Residential) to bring the property into conformance with the Zoning Ordinance. Upon a building permit being issued for the new structure, sidewalks will be required along the 139th Street frontage.

The area that this property is located in is semi-rural and no sidewalks exist in the area. Since 2008, four rezoning and four lot splits have been completed in the immediate vicinity resulting in five new homes being constructed. No sidewalks were installed for any of these homes.

Joshua and Lindsey DuPree and Glenn Zeiter request a modification to Section 4.1(n) of the Land Subdivision Code and waive the sidewalk requirement along the 139th Street frontage of their property.

Attachments: BAZ-2062 Case Map
Aerial Map

Recommendation:

Staff recommends the modification to Section 4.1(n) of the Subdivision Regulations be approved for property located one-third mile west of Aspen Avenue (145th East Avenue) and one quarter mile south of Florence Street (111th Street).

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

ALY