



City of Broken Arrow

Request for Action

File #: 20-1166, **Version:** 1

Broken Arrow Planning Commission
09-24-2020

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

Public hearing, consideration, and possible action regarding BAZ-2063 (Rezoning), 121st Street Rezoning, 40 acres, A-1 (Agricultural) to RS-3 (Single-Family Residential), south of Tucson Street (121st Street), one-half mile west of Aspen Avenue (145th East Avenue)

Background:

Applicant: Tanner Consulting, LLC
Owner: Jones, Oma Alice Trustee
Developer: Jones, Oma Alice Trustee
Surveyor: Tanner Consulting, LLC
Location: South of Tucson Street (121st Street), one-half mile west of Aspen Avenue (145th East Avenue)
Size of Tract 40 acres
Number of Lots: 1
Present Zoning: A-1
Proposed Zoning: RS-3
Comp Plan: Level 2 (Urban Residential)

BAZ-2063 is a request to change the zoning designation on a 40-acre tract from A-1 (Agricultural) to RS-3 (Single-Family Residential). The unplatted and undeveloped property is located south of Tucson Street (121st Street), one-half mile west of Aspen Avenue (145th East Avenue). The developer is interested in developing single-family residential homes on the property.

Surrounding land uses and zoning classifications include the following:

North:	A-1	Undeveloped
East:	RS-3/PUD-181	Single-Family Residential
South:	RS-3	Single-Family Residential
West:	RS-3	Single-Family Residential/south portion under development as Stone Horse VI

This property is in Level 2 (Urban Residential) of the Comprehensive Plan. RS-3 is considered to be in accordance with the Comprehensive Plan in Level 2. According to the FEMA maps, none of the property is

located in a 100-year floodplain area.

Attachments: Case map for BAZ-2063
Aerial photo
Comprehensive Plan
Exhibit A

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2063 be approved, subject to the property being platted.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

ALY