



City of Broken Arrow

Legislation Details (With Text)

File #:	16-1049	Name:	
Type:	General Business	Status:	Passed
File created:	8/26/2016	In control:	Broken Arrow City Council
On agenda:	9/6/2016	Final action:	9/6/2016
Title:	Consideration, discussion, and possible approval of rezoning request, BAZ-1960, Margaret Couch Scraper Family Trust, 40 acres, A-1 to RS-3, one-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad		

Sponsors:

Indexes:

Code sections:

Attachments: 1. PUBLISHED FACT SHEET BAZ 1960.pdf, 2. 2- CASE MAP.BAZ-1960.pdf, 3. 3- AERIAL BAZ 1960.pdf, 4. 4- COMPREHENSIVE PLAN 18.18.15.pdf, 5. 5- OAK CREEK SOUTH ESTATES SUBDIVISION PLAT.pdf, 6. 6- OAK CREEK SOUTH EXTENDED PLAT.pdf

Date	Ver.	Action By	Action	Result
9/6/2016	1	Broken Arrow City Council	approved	Pass

Broken Arrow City Council Meeting of: 09-06-2016

To: Mayor and City Council Members
From: Development Services Department
Title:

Consideration, discussion, and possible approval of rezoning request, BAZ-1960, Margaret Couch Scraper Family Trust, 40 acres, A-1 to RS-3, one-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad

Background:

BAZ 1960 is a request to change the zoning designation on 40-acres of undeveloped land, from A-1 (Agricultural) to RS-3 (Single-Family Residential). This property is located one-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad and south of the Oak Creek South Estates subdivision.

Access to this property is limited due to the railroad to the south and undeveloped properties to the northwest and an industrial PUD to the east. Two stub streets from the Oak Creek South Estates subdivision will be the only access points to this property. Staff has suggested using the undeveloped property to the northwest as a construction entrance to mitigate concerns of residents about heavy equipment moving through the Oak Creek South Estates subdivision during construction.

To the east of the subject tract, immediately south of the Oak Creek South Estates subdivision, there is a plat for Oak Creek South Extended. This extension was part of PUD 204, which has not been developed.

The Planning Commission reviewed this rezoning case in their meeting of August 11, 2016 and unanimously (5-0 vote) approved the request for RS-3 zoning, subject to the property being platted. One person spoke and

asked questions regarding access to the property, construction traffic, streets backing into this property and sanitary and storm sewer service.

The Planning Commission and Staff have recommended approval of this requested zoning, subject to the property being platted and construction access, for this subdivision, be provided from County Line Road into the undeveloped property to the northwest. The applicant has informed Staff that they are working towards acquiring temporary access to the northwest. There is a sanitary sewer line near the north boundary of this property, which currently serves the adjoining Oak Crest South Subdivision and will accommodate this area as well.

Prepared By: Farhad K. Daroga

**Reviewed By: Development Services Department
Assistant City Manager-Operations
Legal Department**

Approved By: Michael L. Spurgeon, City Manager

**Attachments: Fact Sheet from Planning Commission
Case Map.BAZ-1960**

**Aerial
photo
Comprehensive Plan
Oak Creek South Estates Subdivision
Plat Oak Creek South Extended Plat**

Recommendation:

Approve BAZ-1960, subject to the property being platted and construction access being provided.