



City of Broken Arrow

Request for Action

File #: 17-2230, **Version:** 1

**Broken Arrow City Council
Meeting of: 06-05-2017**

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

Approval of BAZ-1977 (Rezoning), Oak Grove Road and 73rd Street (ZION USA Property), 2.24 acres, A-1 to RE, one-quarter mile south of Kenosha Street, west of Oak Grove Road

Background:

BAZ-1977 is a request to change the zoning designation on a 2.24-acre parcel from A-1 (Agricultural) to RE (Residential Estate). The unplatted property is located one-quarter mile south of Kenosha Street, west of Oak Grove Road. A house and associated accessory buildings are presently located on the property. According to the survey information submitted by the applicant, only 25 feet of right-of-way has been dedicated along Oak Grove Road. Oak Grove Road is classified as a secondary arterial street, which by the Subdivision Regulations, requires 50 feet of right-of-way from the section line. It also appears that no utility easements have been provided along Oak Grove Road.

Applicant wants to split their property into two lots. The A-1 district, which the property is presently zoned, requires a minimum lot size of five acres at least 330 feet of street frontage. The existing parcel does not meet the minimum lot size and frontage requirements of the A-1 district. As a result, applicant is requesting the zoning on their property be changed to RE. The proposed lot split will meet the minimum lot size and frontage requirements of the RE district.

According to the FEMA maps, none of the property is located within a 100-year floodplain area.

Surrounding land uses and zoning classifications include the following:

North:	RE	Single family residential
East:	AG (Wagoner County)	Large lot single family residential
South:	A-1	Single family residential
West:	RE	Single family residential

The property is designated as Level 1 in the Comprehensive Plan. RE zoning is identified as being in conformance with the Comprehensive Plan in Level 1.

The Planning Commission, in their meeting of May 11, 2017, recommended conditional approval (5-0 vote) of BAZ-1977. Planning Commission and Staff recommend that platting be waived, provided right-of-way is dedicated in accordance with the Subdivision Regulations (50 feet from the section line) along Oak Grove Road. In addition, 17.5 feet of utility easement shall be dedicated adjacent to the right-of-way dedication along Oak Grove Road. No one spoke against this item.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner

Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case map
Aerial photo
Comprehensive Plan
Proposed lot split

Recommendation:

Approve BAZ-1977 as recommended by Planning Commission and Staff.

LRC:ALY