



City of Broken Arrow

Request for Action

File #: 20-1148, **Version:** 1

**Broken Arrow City Council
Meeting of: 10-06-2020**

Title:

Approval of 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:

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".

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.

In their meeting of September 10, 2020, the Planning Commission recommended approval (4-0 vote) of BAZ-2062 per Staff recommendation. Staff recommended approval and that platting be waived, provided that a 17.5-foot utility easement be dedicated in accordance with the Subdivision Regulations along 139th East Avenue. No one spoke in favor of or in opposition to this item.

Cost: \$0

Funding Source: None

Requested By: Larry R. Curtis, Community Development Director

Approved By: City Manager Office

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

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Recommendation:

Approve BAZ-2062 per Planning Commission and Staff recommendation.