



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 17-2230 **Name:**  
**Type:** Consent Item **Status:** Passed  
**File created:** 5/15/2017 **In control:** Broken Arrow City Council  
**On agenda:** 6/5/2017 **Final action:** 6/5/2017  
**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

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1-PUBLISHED FACT SHEET, 2. 2- CASE MAP.BAZ-1977, 3. 3-AERIAL.BAZ 1977, 4. 4-COMPREHENSIVE PLAN, 5. 5-PROPOSED LOT SPLIT

Date	Ver.	Action By	Action	Result
6/5/2017	1	Broken Arrow City Council	approved	Pass

**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