



# City of Broken Arrow

## Legislation Details (With Text)

<b>File #:</b>	20-1148	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>	Agenda Ready
<b>File created:</b>	9/11/2020	<b>In control:</b>	Broken Arrow City Council
<b>On agenda:</b>	10/6/2020	<b>Final action:</b>	
<b>Title:</b>	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)		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. 1-Planning Commission Factsheet, 2. 2-Case Map, 3. 3-Aerial, 4. 4-Comp Plan, 5. 5-Plat of Survey, 6. 6-ORDINANCE NO 2479		

Date	Ver.	Action By	Action	Result
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### 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

**Recommendation:**

Approve BAZ-2062 per Planning Commission and Staff recommendation.