



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 20-1333 **Name:**  
**Type:** Public Hearings **Status:** Agenda Ready  
**File created:** 10/16/2020 **In control:** Planning Commission  
**On agenda:** 10/22/2020 **Final action:** 10/22/2020  
**Title:** Public hearing, consideration, and possible action regarding BAZ-2069 (Rezoning), Robson North, 69.47 acres, A-1 to RS-3, one-eighth mile north of Kenosha Street (71st Street), one-quarter mile east of 65th Street (241st E. Avenue/Oneta Road)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2-CASE MAP.BAZ 2069, 2. 3-AERIAL.BAZ 2069, 3. 4-COMP PLAN.BAZ 2069

Date	Ver.	Action By	Action	Result
10/22/2020	1	Planning Commission		

### Broken Arrow Planning Commission 10-22-2020

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:**

**Public hearing, consideration, and possible action regarding BAZ-2069 (Rezoning), Robson North, 69.47 acres, A-1 to RS-3, one-eighth mile north of Kenosha Street (71st Street), one-quarter mile east of 65<sup>th</sup> Street (241<sup>st</sup> E. Avenue/Oneta Road)**

### Background:

**Applicant:** Tim Terral, Tulsa Engineering and Planning  
**Owner:** The Robson Companies, Inc.  
**Developer:** The Robson Companies, Inc.  
**Engineer:** Tulsa Engineering and Planning  
**Location:** One-eighth mile north of Kenosha Street (71st Street), one-quarter mile east of 65th Street (241st E. Avenue/Oneta Road)  
**Size of Tract** 69.47 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1  
**Proposed Zoning:** RS-3  
**Comp Plan:** Level 2 (Urban Residential) (BACP-172)

BAZ-2069 is a request to change the zoning designation on 69.47 acres from A-1 (Agricultural) to RS-3 (Single Family Residential). The unplatted property is located one-eighth mile north of Kenosha Street (71st Street), one-quarter mile east of 65th Street (241st E. Avenue/Oneta Road).

BACP-172, a request to change the Comprehensive Plan designation on this property from Level 2, Level 3, Level 4, and Greenway/Floodplain to Level 2 and Greenway/Floodplain was recommended for approval by the Planning Commission on October 8, 2020. BACP-172 will be heard by the City Council on October 20, 2020. Two citizens spoke at the Planning Commission hearing regarding BACP-172 and four citizen comment forms were submitted. Concerns expressed included increased stormwater runoff, flooding, and impacts on S. 245<sup>th</sup> E. Avenue, which is a narrow asphalt paved local street.

#### SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 1 and Greenway/Floodplain	Unincorporated Wagoner County	100-year floodplain and large lot single family residential
East	Level 1 and Greenway/Floodplain	A-1	100-year floodplain and large lot single family residential
South	Level 4	A-1	Undeveloped
West	Greenway/Floodplain	A-1	100-year floodplain and large lot single family residential

The north part of the property, as well as along the west edge of the property, is in the 100-year floodplain of Adams Creek. When the property is platted, any property that is in 100-year floodplain will be required to be placed in a reserve area.

BACP-172 requested that the Comprehensive Plan be amended from Level 2, Level 3, Level 4, and Greenway/Floodplain to Level 2 and Greenway/Floodplain. The RS-3 zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 2.

**Attachments:** Case map for BAZ-2069  
Aerial photo  
Comprehensive Plan

#### **Recommendation:**

If BACP-172 is approved by the City Council, the rezoning requested with BAZ-2069 will be in compliance with the Comprehensive Plan. Therefore, Staff recommends that BAZ-2069 be approved, subject to City Council approval of BACP-172 and the property being platted. Once the plat is recorded, portions of the property located in the 100-year floodplain shall be rezoned to FD (Floodplain District) and portions of the property outside the 100-year floodplain shall be rezoned RS-3.

**Reviewed by: Jill Ferenc**

**Approved by: Larry R. Curtis**

BDM