



# City of Broken Arrow

## Legislation Details (With Text)

<b>File #:</b>	21-520	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>	Agenda Ready
<b>File created:</b>	4/15/2021	<b>In control:</b>	Planning Commission
<b>On agenda:</b>	4/22/2021	<b>Final action:</b>	
<b>Title:</b>	Approval of a modification to Section 4.1(n) of the Land Subdivision Code for Ellis Property, approximately 2.72 acres, A-RE (Annexed Residential Estate) to RS-1 (Single-family Residential), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road), one-third mile north of New Orleans Street (101st Street)		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. 2-CASE MAP, 2. 3-AERIAL		

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### Broken Arrow Planning Commission 04-22-2021

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

**Approval of a modification to Section 4.1(n) of the Land Subdivision Code for Ellis Property, approximately 2.72 acres, A-RE (Annexed Residential Estate) to RS-1 (Single-family Residential), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road), one-third mile north of New Orleans Street (101st Street)**

#### Background:

Charles and Faye Ellis are in the process of rezoning and potentially splitting 2.27 acres of property with the intent to construct a single-family residence. The property is located approximately one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road), one-third mile north of New Orleans Street (101st Street).

In conjunction with this request to modify Section 4.1(n) of the Land Subdivision Code, a request to rezone the property from A-RE (Annexed Residential Estate) to RS-1 (Single-Family Residential) has been submitted to prepare the property for a future lot split. Upon building permits being issued for any new structure, sidewalks will be required along the 190th East Avenue and East 97th Street frontages.

The area that this property is located in is semi-rural and no sidewalks exist in the area. Since 2017, three rezoning and three lot splits have been completed in the immediate vicinity resulting in three new homes being constructed. No sidewalks were installed for any of these homes.

The applicant requests a modification to Section 4.1(n) of the Land Subdivision Code and waive the sidewalk

requirement along the 190th East Avenue and East 97th Street frontages of their property.

**Attachments:**       BAZ-2082 Case Map  
                          Aerial Map

**Recommendation:**

Staff recommends the modification to Section 4.1(n) of the Subdivision Regulations be approved for property located one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road), one-third mile north of New Orleans Street (101st Street).

**Reviewed by:**       **Jill Ferenc**

**Approved by:**       **Larry R. Curtis**

ALY