



# City of Broken Arrow

## Request for Action

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**File #:** 21-519, **Version:** 1

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

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

**Public hearing, consideration, and possible action regarding BAZ-2082 (Rezoning), 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:**

**Applicant:** Diana Hahn  
**Owner:** Charles and Faye Ellis  
**Developer:** Charles and Faye Ellis  
**Surveyor:** Heartland Surveying  
**Location:** One-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road), one-third mile north of New Orleans Street (101st Street)  
**Size of Tract** approximately 2.72 acres  
**Number of Lots:** 1  
**Present Zoning:** A-RE  
**Proposed Zoning:** RS-1  
**Comp Plan:** Level 1 (Rural Residential)

BAZ-2082 is a request to change the zoning designation on an approximately 2.72-acre tract from A-RE (Annexed Residential Estate) to RS-1 (Single Family Residential). The unplatted property is located one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road), one-third mile north of New Orleans Street (101st Street). This property was annexed into the city limits of Broken Arrow from Wagoner County on November 19, 2001 by Ordinance No. 2398.

It is applicant's desire to rezone the property in order to have the ability to split the property in the future. Utility easements have not been provided along 190<sup>th</sup> East Avenue and East 97<sup>th</sup> Street in accordance with the Broken Arrow Subdivision regulations and Engineering Design Criteria Manual.

### 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	A-RE	large lot single-family home
East	Level 1	RE	Large lot single-family home
South	Level 2	A-1	Large lot single-family homes
West	Level 2	A-1	Undeveloped

This property is designated at Level 1 (Rural Residential) in the Comprehensive Plan. The RS-1 (Single-family Residential) zoning requested with BAZ-2082 is considered to be in accordance with the Comprehensive Plan in Level 1.

According to FEMA Maps, none of this property is located in the 100-year floodplain.

**Attachments:** Case map  
Aerial  
Comprehensive Plan  
Conceptual Future Lot Split

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2082 be approved and platting be waived, subject to the following conditions of approval.

1. The required utility easements (17.5-feet in width) shall be dedicated to the City of Broken Arrow; and
2. The site may be split into a maximum of three lots before platting will be required.

**Reviewed by: Jill Ferenc**

**Approved by: Larry R. Curtis**

ALY