



# City of Broken Arrow

## Request for Action

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**File #: 22-688, Version: 1**

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**Broken Arrow City Council  
Meeting of: 06-06-2022**

**Title:**

Approval of BAZ-2108 (Rezoning), Gorrell Property, 2.56 acres, A-RE (Annexed Residential Estate) to RS-1 (Single-Family Residential), one-half mile north of New Orleans Street (101st Street), one-eighth mile west of 23rd Street (193rd E. Avenue/County Line Road)

**Background:**

BAZ-2108 is a request to change the zoning designation on 2.56 acres from A-RE (Annexed Residential Estate) to RS-1 (Single-Family Residential). The property is located one-half mile north of New Orleans Street (101st Street), one-eighth mile west of 23rd Street (193rd E. Avenue/County Line Road) and is not platted.

As a result of being annexed into Broken Arrow City Limits in November of 2001, the property's current zoning designation is transitional Annexed Residential Estate. With BAL-2168, the applicant has also applied to split the lot into a 1-acre lot, and an approximately 1.5-acre lot.

According to Chapter 1 Section 4.B.7 of The Broken Arrow Zoning Ordinance, no new use may be commenced on unplatted property with transitional zoning without obtaining appropriate conventional zoning. Splitting the lot represents the potential for a new use due to there being only one residential home as well as a barn on the lot as presently configured. The request to rezone the property to a conventional zoning designation for the purpose of splitting the lot maintains compliance with the Zoning Ordinance. Additionally, due to the configuration of the lot split requested, the RS-1 zoning designation is most appropriate for lot frontage requirements of the Zoning Ordinance.

In their meeting held May 12, 2022, the Planning Commission recommended approval (3-0) of BAZ-2108 per Staff recommendation. Staff recommended that BAZ-2108 be approved subject to the following conditions of approval:

1. Waiver of platting.
2. A 17.5-foot utility easement being dedicated along East 96th Street South

One neighbor spoke to ask questions regarding the number of houses that would eventually be on the lot associated with the future lot split of the property. She was informed that it would be based on what the zoning would allow, and the applicant had submitted a concurrent lot split application to split from one to two lots. She had no further questions.

**Cost:** \$0

**Funding Source:** -

**Requested By:** Larry R. Curtis, Community Development Director

**Approved By:** City Manager's Office

**Attachments:**

BAZ-2108 Aerial Photo

BAZ-2108 Case Map

BAL-2168 Case Map

Comprehensive Plan

Planning Commission Staff Report

**Recommendation:**

Approve BAZ-2108 per Planning Commission and Staff recommendation.