



City of Broken Arrow

Request for Action

File #: 22-796, Version: 1

**Broken Arrow Planning Commission
06-23-2022**

To: Chair and Commission Members
From: Community Development Department
Title: Public hearing, consideration, and possible action regarding BAZ-2112 (Rezoning), Pope Property, 2.82 acres, A-1 (Agricultural) to RE (Rural Residential), located south of Florence Street (111th Street), one-quarter mile west of Aspen Avenue (145th E. Avenue)

Background:

Applicant: Sanders Engineering, Inc.
Owner: JEP and KNP, LLC
Developer: N/A
Engineer: N/A
Location: South of Florence Street (111th Street), one-quarter mile west of Aspen Avenue (145th E. Avenue)
Size of Tract: 2.82 acres
Number of Lots: 1
Present Zoning: A-1 (Agricultural)
Proposed Zoning: RE (Residential Estate)
Comp Plan: Level 1 (Rural Residential)

BAZ-2112 is a request to change the zoning designation on 2.82 acres from A-1 (Agricultural) to RE (Residential Estate). The property is located south of Florence Street (111th Street), approximately one-quarter mile west of Aspen Avenue (145th E. Avenue), and is unplatted.

The property owner is interested in splitting the lot into a 1-acre tract and a 1.82-acre tract. There is an existing single-family residence on the property, and the owner has expressed interest in constructing an additional single-family residence on the 1.82-acre tract. If the rezoning request is approved, a request to split the lot will need to be submitted.

According to the Zoning Ordinance, the minimum lot size for the A-1 zoning district is 5 acres. With 2.82 acres, there is not enough area to create new lots with A-1 zoning. The RE zoning district requires a minimum lot size of 24,000 square feet.

The property has approximately 550 feet of frontage onto S 141st East Ave and 225 feet of frontage onto W Florence Street. The minimum lot frontage for the RE district is 175 feet. The exhibit submitted by the

applicant indicates that there would be adequate frontage for the proposed lots with the requested RE zoning.

The exhibit also indicates that there have not been utility easements dedicated along W Florence Street and S 141st E Ave. S 141st E Ave is a residential street and W Florence Street is a secondary arterial. W Florence St has the minimum ultimate right of way of 100 feet. Residential street minimum ultimate right of way is 50 feet, and S 141st E Ave has 30 feet of right of way.

Staff is recommending that platting be waived for this rezoning request if approved with the condition that a 17.5-foot utility easement be dedicated. The existing pavement for S 141st E Ave is not centered in the right of way, so staff requested that the applicant dedicate from the center of the pavement 25 feet west into the subject property as right of way.

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 3	A-1	Single-Family Residential
East	Level 2	RE	Single-Family Residential
South	Level 1	A-1	Single-Family Residential
West	Level 1	R-1 & R-3	Sequoyah Creek Church & Single Family Residential

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain.

The property is designated as Level 1 in the Comprehensive Plan. The RE zoning being requested is in accordance with the Comprehensive Plan in Level 1.

Attachments:

Aerial Image
Case Map
Comprehensive Plan
Exhibit

Recommendation:

Based upon the Comprehensive Plan, the location of the property, unique conditions associated with the property, and the surrounding land uses, Staff recommends that BAZ-2112 be approved and platting be waived, subject to the following:

1. A 17.5-foot utility easement be provided adjacent to the right-of-way for the entire frontage along West Florence Street (East 111th Street South) & South 141st East Avenue.
2. Right-of-way being dedicated 25 feet from the center of the existing pavement extending west into the

subject property. If this has been completed previously, documentation showing the existing 25-foot right-of-way may be provided in lieu of this requirement.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

LMS/ALY