



City of Broken Arrow

Request for Action

File #: 16-898, **Version:** 1

**Broken Arrow Planning Commission
08-11-2016**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BAZ 1961, Crossings at Lynn Lane, 26.95 acres, A-1 to RS-3, one-quarter mile east of 9th Street, north of Washington Street

Background:

Applicant: Lou Reynolds, Eller & Detrich
Owner: Margaret Couch Scraper, Trustee
Developer: Rausch Coleman Homes
Engineer: Crafton Tull
Location: One-quarter mile east of 9th Street, north of Washington Street
Size of Tract 26.95 acres
Number of Lots: 1
Present Zoning: A-1
Comp Plan: Level 2 (Urban Residential) and Level 3 (Transitional Area)

BAZ 1961 is a request to change the zoning designation on a 26.95-acre undeveloped tract from A-1 (Agricultural) to RS-3 (Single-Family Residential). The property is located one-quarter mile east of 9th Street, north of Washington Street. Crossings at Lynn Lane is under development immediately to the north and west of this property. Applicant is in the process of acquiring this property and wants to expand the Crossings at Lynn Lane development onto this property. A revised preliminary plat that includes this property has been submitted with this rezoning request.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

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

Location	Development Guide	Zoning	Land Use
North	Levels 2 and 3	A-1 (RS-3 approved subject to platting via BAZ 1947)	Crossings at Lynn Lane under construction

East	Level 2	A-1 (RS-3 approved subject to platting via BAZ 1947)	Crossings at Lynn Lane proposed
South	Level 2	PUD 135A/R-2	Washington Lane
West	Level 3	A-1	Undeveloped

According to FEMA maps, none of the property is located in a 100-year floodplain area.

The property is designated as Levels 2 and 3 in the Comprehensive Plan. RS-3 zoning is identified as being in conformance with the Comprehensive Plan in Level 2. In Level 3, RS-3 zoning is identified as “possible”. To be in conformance with the Comprehensive Plan, the proposed RS-3 zoning must be an extension of an adjacent R-2, RS-2, R-3, or RS-3 district and would not preclude access to a potential higher intensity use from an arterial street. The property associated with BAZ 1961 is proposed to be developed in conjunction with the Crossings at Lynn Lane development, which was zoned RS-3, subject to platting. Therefore, the RS-3 zoning proposed with BAZ 1961 is an extension of an adjacent RS-3 district and is considered to be in conformance with the Comprehensive Plan.

Attachments: Case map
Aerial photo
Comprehensive Plan
Preliminary Plat layout for Crossings at Lynn Lane

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1961 be approved, subject to the property being platted.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM