



# City of Broken Arrow

## Request for Action

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**File #:** 16-908, **Version:** 1

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**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 1960, Margaret Couch Scraper Family Trust, 40 acres, A-1 to RS-3, one-half mile south of Houston Street, one-quarter mile east of 23<sup>rd</sup> Street, north of the M.K.&T. Railroad

**Background:**

**Applicant:** Bill Richert, representing property owner  
**Owner:** Margaret Couch Scraper, Trustee  
**Developer:** N/A  
**Engineer:** N/A  
**Location:** One-half mile south of Houston Street, one-quarter mile east of 23<sup>rd</sup> Street, north of the M.K.&T. Railroad  
**Size of Tract** 40 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1  
**Comp Plan:** Level 2 (Urban Residential)

BAZ 1960 is a request to change the zoning designation on a 40-acre undeveloped tract from A-1 (Agricultural) to RS-3 (Single-Family Residential). The property is located one-half mile south of Houston Street, one-quarter mile east of 23<sup>rd</sup> Street, north of the M.K.&T. Railroad and south of the Oak Creek South Estates subdivision.

Access to this property is limited due to the railroad to the south and undeveloped properties to the northwest and an industrial PUD to the east. Two stub streets from the Oak Creek South Estates subdivision will be the only access points to this property. Staff has suggested using the undeveloped property to the northwest as a construction entrance to mitigate concerns of residents about heavy equipment moving through the Oak Creek South Estates subdivision during construction.

To the east of the subject tract, immediately south of the Oak Creek South Estates subdivision, there is a plat for Oak Creek South Extended. This extension was part of PUD 204, which has not been developed.

**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	Level 2	R-2	Undeveloped property to the northwest and Oak Creek South Estates to the northeast
East	Level 6	PUD 204, Oak Creek South Extended	Undeveloped
South	Level 2	A-1 to the southwest, A-R-1 to the southeast	Undeveloped to the southwest and Englewood Estates to the southeast
West	Level 2	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 in the Comprehensive Plan. RS-3, as well as RS-2 zoning is identified as being in conformance with the Comprehensive Plan in Level 2.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
Oak Creek South Estates Subdivision Plat  
Oak Creek South Extended Plat

**Recommendation:**

This 40-acre development has access only from Oak Creek South Estates subdivision which is zoned R-2, therefore RS-2 could be more compatible. However, based on the Comprehensive Plan, Staff recommends that BAZ 1960 be approved, subject to the property being platted and construction access be provided from the northwest to County Line Road.

**Reviewed By:** Farhad Daroga

**Approved By:** Michael W. Skates

FKD: ALY