



City of Broken Arrow

Request for Action

File #: 17-2120, **Version:** 1

Broken Arrow Planning Commission
05-11-2017

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ-1977, Oak Grove Road and 73rd Street (ZION USA Property), 2.24 acres, A-1 to RE, one-quarter mile south of Kenosha Street, west of Oak Grove Road

Background:

Applicant: Marcy Wilson, ZION USA Tulsa OK I, LLC
Owner: ZION USA Tulsa OK I, LLC
Developer: ZION USA Tulsa OK I, LLC
Surveyor: Cliff Bennett, Bennett Surveying, Inc.
Location: One-quarter mile south of Kenosha Street, west of Oak Grove Road
Size of Tract: 2.24 acres
Number of Lots: 1
Present Zoning: A-1
Proposed Zoning: RE
Comp Plan: Level 1 (Rural Residential)

BAZ-1977 is a request to change the zoning designation on a 2.24-acre parcel from A-1 (Agricultural) to RE (Residential Estate). This unplatted property is located one-quarter mile south of Kenosha Street, west of Oak Grove Road. A house and associated accessory buildings are presently located on the property. According to the survey information submitted by the applicant, only 25 feet of right-of-way has been dedicated along Oak Grove Road. Oak Grove Road is classified as a secondary arterial street, which by the Subdivision Regulations, requires 50 feet of right-of-way from the section line. It also appears that no utility easements have been provided along Oak Grove Road.

Applicant wants to split their property into two lots. The A-1 district, which the property is presently zoned, requires a minimum lot size of five acres at least 330 feet of street frontage. The existing parcel does not meet the minimum lot size and frontage requirements of the A-1 district. As a result, applicant is requesting the zoning on their property be changed to RE. The proposed lot split will meet the minimum lot size and frontage requirements of the RE district.

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

Surrounding land uses and zoning classifications include the following:

North:	RE	Single family residential
East:	AG (Wagoner County)	Large lot single family residential
South:	A-1	Single family residential
West:	RE	Single family residential

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

Attachments: Case map
Aerial photo
Comprehensive Plan
Proposed lot split

Recommendation:

The property associated with BAZ-1977 has not been platted. According to the survey information provided by the applicant, only 25 feet of right-of-way has been provided along Oak Grove Road, which is classified as a secondary arterial street. As per the Subdivision Regulations, 50 feet of right-of-way is required from the section line for secondary arterial streets.

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-1977 be approved, subject to the property being platted, as per Section 6.3.D.2.vi of the Zoning Ordinance. Staff can recommend that platting be waived, provided right-of-way is dedicated in accordance with the Subdivision Regulations (50 feet from the section line) along Oak Grove Road. In addition, 17.5 feet of utility easement shall be dedicated adjacent to the right-of-way dedication along Oak Grove Road.

Reviewed by: Larry Curtis

Approved by: Michael Skates

BDM