



City of Broken Arrow

Request for Action

File #: 17-2874, **Version:** 1

Broken Arrow Planning Commission
12-07-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BAZ-1991 (rezoning), Boston Heights, 2.10 acres, A-1 to RS-2, one-quarter mile south of Washington Street, one-half mile east of Elm Place

Background:

Applicant: Charles Sanders, CRS Sanders Investments, LLC
Owner: CRS Sanders Investments, LLC
Developer: CRS Sanders Investments, LLC
Engineer: JR Donelson, Inc.
Location: One-quarter mile south of Washington Street, one-half mile east of Elm Place
Size of Tract 2.10 acres
Number of Lots: 1
Present Zoning: A-1
Proposed Zoning: RS-2
Comp Plan: Level 1

BAZ-1991 is a request to change the zoning designation on a 2.10 - acre tract of undeveloped land located one-quarter mile south of Washington Street, one-half mile east of Elm Place from A-1 (Agricultural) to RS-2 (Single-Family Residential). The property, which has been platted as Lot 1, Block 2 Arrow Acres, is located on the southwest corner of Boston Street and First Place. Applicant is interested in developing 6-7 single-family detached residential units on the property.

The plat for Arrow Acres was recorded in Tulsa County on January 19, 1953. There is an existing single-family house on the property that will be removed as part of this development.

According to the FEMA maps, none of the property is located within a 100-year floodplain. There is a drainage area along the west boundary of the property that will need to be addressed as part of the replatting process. A City of Broken Arrow sanitary sewer line runs north/south through the property, and there are City of Broken Arrow water lines in the area.

Surrounding land uses and zoning classifications include the following:

North:	A-1 and R-2	Large lot single family residential
East:	R-1	Large lot single family residential
South:	A-1	One single family house
West:	RS-1	Single family residential

The property is designated as Level 1 in the Comprehensive Plan. RS-2 zoning is identified as “possible” in Level 1 in the Comprehensive Plan. According to the Comprehensive Plan, “A request for R-2, RS-2, or RS-3 zoning in the Level 1 may be in accordance with the Comprehensive Plan, provided the site for the rezoning request is located adjacent to an arterial street, or is part of an existing R-2, RS-2, R-3, or RS-3 area which is located adjacent to an arterial street. Due to the uses allowed in this level of intensity, areas designated as Level 1 should generally be kept free of significant vehicular traffic generators and noisy or polluting uses.” First Place, which was previously a part of Highway 51, is no longer an arterial street. Today, it functions more as a collector street between Washington Street and New Orleans Street. The abutting property to the northwest is zoned R-2. Less than 200 feet to the south, property is zoned RD and RM with duplexes and single-family residential that has been developed to the R-3 standards. Based on the surrounding zoning classifications, the RS-2 zoning being requested with BAZ 1991 is considered to be in conformance with the Comprehensive Plan.

Attachments: Case map
Aerial photo
Comprehensive plan
Arrow Acres plat

Recommendation:

The property is designated as Level 1 in the Comprehensive Plan. In Level 1, RS-2 zoning is considered as being “possible” in Level 1. R-2 zoning abuts this property to the northwest and there is RD and RM zoning less than 200 feet to the south. Therefore, based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-1991 be approved, subject to the property being replatted.

Reviewed by: Larry Curtis

Approved by: Michael Skates

BDM