



# City of Broken Arrow

## Request for Action

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**File #: 17-2983, Version: 1**

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**Broken Arrow City Council  
Meeting of: 01-02-2018**

**To: Mayor and City Council Members**  
**From: Development Services Department**  
**Title:**

**Approval of 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:**

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 to 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. Adjacent street right-of-way was dedicated with the Arrow Acres plat

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.

BAZ-1991 was recommended for approval (5-0 vote) by the Planning Commission in their meeting of December 7, 2017. One person spoke who had questions about what was being built, narrowness of existing street, and stormwater runoff.

**Cost: \$0**

**Prepared By: Brent Murphy, Senior Planner**

**Reviewed By: Development Services Department  
Assistant City Manager, Operations  
Legal Department**

**Approved By: Michael L. Spurgeon, City Manager**

**Attachments: Fact Sheet, Planning Commission  
Aerial photo**

**Comprehensive Plan  
Arrow Acres plat**

**Recommendation:**

Approve BAZ-1991 as recommended by the Planning Commission and Staff.

BDM