



City of Broken Arrow

Request for Action

File #: 19-115, **Version:** 1

**Broken Arrow Planning Commission
01-10-2019**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BAZ-2021, KB Rezoning, 5 acres, A-1 to RS-2, one-quarter mile south of Kenosha Street (71st Street), west of 51st Street (Evans Road)

Background:

Applicant: Kenneth Barbee
Owner: Kenneth Barbee
Developer: Kenneth Barbee
Engineer: NA
Location: One-quarter mile south of Kenosha Street (71st Street), west of 51st Street (Evans Road)
Size of Tract 5 acres
Number of Lots: 1
Present Zoning: A-1 (Agricultural)
Proposed Zoning: RS-2 (Single-Family Residential)
Comp Plan: Level 2 (Urban Residential)

BAZ-2021 is a request to change the zoning designation on a 5-acre parcel from A-1 (Agricultural) to RS-2 (Single-Family Residential). The property is located one-quarter mile south of Kenosha Street (71st Street), west of 51st Street (Evans Road). This property was annexed into the city limits of Broken Arrow from Wagoner County on June 2, 1980 by Ordinance No. 833.

A single-family residential structure along with accessory buildings are presently located on the property. It is applicant's desire to rezone the property in order to have the ability to split the property in the future.

According to FEMA maps, no part of the property is located within a 100-year floodplain.

Surrounding land uses and zoning classifications include the following:

North:	A-1	Undeveloped
East:	A-1	Single family home
South:	A-1	Single family home
West:	A-1	Undeveloped

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 2. The RS-2 zoning being requested is considered to be in accordance with the Comprehensive Plan.

Attachments: Case map
Aerial photo
Ordinance No. 833

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2021 be approved and that platting be waived subject to right-of-way and utility easements being provided along 51st Street (Evans Road) in accordance with the City of Broken Arrow subdivision regulations.

Reviewed by: Larry Curtis

Approved by: Michael Skates

ALY