



City of Broken Arrow

Request for Action

File #: 19-718, Version: 1

**Broken Arrow City Council
Meeting of: 06-17-2019**

Title:

Approval of BAZ-2027, Callaway Project, 7.03 acres, A-1 (Agricultural) to RD (Residential Duplex), one-eighth mile south of Jasper Street (131st Street), east of Olive Avenue (129th E. Avenue)

Background:

BAZ-2027 is a request to change the zoning designation on 7.03-acres from A-1 (Agricultural) to RD (Residential Duplex). The unplatted property is located one-eighth mile east south of Jasper Street (131st Street), east of Olive Avenue.

Applicant is proposing to sell the property associated with BAZ-2027 to a couple who wants to build a 5,500 square foot single story single-family detached home on the property. It is their desire to split the property into two lots and build their home on one of the lots. They plan to sell the remaining parcel to someone else who wants to build a single-family detached home.

The property is presently zoned A-1. In the A-1 district, the minimum lot size is five acres and the minimum lot frontage is 330 feet. Therefore, the property cannot be split and meet the minimum lot size and frontage requirements of the A-1 district. The property is designated as Level 3 (Transition Area) in the Comprehensive Plan. RD zoning, which allows single-family detached homes, is considered to be in accordance with the Comprehensive Plan. Conversely, in the Comprehensive Plan, the R-2 and RS-2 districts are identified as “possible” in Level 3. According to the Comprehensive Plan, “It may also be appropriate for R-2, RS-2, and RS-3 zoning district to occur within Level 3 under the following circumstances:

- The proposed R-2, RS-2, or RS-3 zoning in Level 3 is an extension of an adjacent R-2, RS-2, R-3, or RS-3 district and would not preclude access to a potential higher intensity use from an arterial street, or
- The proposed R-2, RS-2, or RS-3 zoning is part of a planned unit development with attention given to screening and buffering the single-family uses from potential higher intensity use.

While there is R-2 and RS-3 zoning a short distance to the east, it is not adjacent to the property associated with BAZ-2027. Since single-family detached is a permitted use in the RD, and since RD zoning is considered to be in conformance with the Comprehensive Plan, applicant has submitted a request to change the zoning from A-1 to RD with the desire to split the property into two lots and construct one single-family detached structure on each lot.

The existing parcel was created in 2017 as part of BAZ-2015 that split a 14.02 parcel into two lots. As part of the lot split process, right-of-way and utility easements were dedicated along Olive Avenue and Jasper Street in accordance with the Subdivision Regulations for the entire 14.02 acres.

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 3. The RD zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 3.

BAZ-2027 was reviewed by the Planning Commission on May 23, 2019. During the Public Hearing portion of the rezoning request, no one spoke regarding this item. Staff had recommended that BAZ-2027 be approved subject to the property being platted. The platting requirement would apply only if the property were to have duplex or single-family attached units. Staff recommended that platting be waived for instances where a lot split is submitted that divides the property into only two lots. However, on the warranty deeds associated with the lot split, it shall specifically state that on each warranty deed that the property can only be used for one single-family-detached residence. The Planning Commission recommended approval (4-0) of BAZ-2027 as per Staff recommendation.

Cost: \$0

Funding Source: None

Requested By: Larry R. Curtis, Acting Director of Development Services

Approved By: City Manager Office

Attachments: Published Planning Commission Fact Sheet
Case map
Aerial
Comprehensive Plan
Conceptual site plan and floor plan for proposed single-family structure
Letter sent by applicant to surrounding property owners

Recommendation:

Approve BAZ-2027 as recommended by Planning Commission and Staff.