



City of Broken Arrow

Request for Action

File #: 19-754, **Version:** 1

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

Title:

Approval of BAZ-2029, Doyle Rezoning, 5.10 acres, A-R-E (Annexed- Residential Estate) to RE (Residential Estate), one-third mile north of New Orleans Street (101st Street), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road)

Background:

BAZ-2029 is a request to change the zoning designation on 5.10-acres from A-RE (Annexed-Residential Estate) to RE (Residential Estate). The unplatted property is located one-third mile north of New Orleans Street (101st Street), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road).

Applicant is proposing to sell a two-acre portion of the property associated with BAZ-2029 and has submitted a lot split (BAL-2053) and lot consolidation (BAL-2054CB) request in conjunction with the rezoning request. The property currently consists of two, 2.55-acre lots. With the lot split, 0.55-acre will be split from the south parcel, and then consolidated with the north parcel resulting in a 3.1-acre parcel and a 2.0-acre lot.

The property was assigned A-RE when it was annexed into the City of Broken Arrow in 2000. In the RE district, the minimum lot size is 24,000 square feet and the minimum lot frontage is 175 feet. The current lots and the resulting lots meet the minimum lot size and lot frontage requirements in accordance with the Zoning Ordinance for the RE district. As part of the lot split process, utility easements will need to be dedicated along the street frontages in accordance with the Subdivision Regulations for the entire 5.10 acres. Three other properties within the neighborhood have been rezoned from A-RE to RE between 2007 and 2016.

BAZ-2029 was reviewed by the Planning Commission on June 13, 2019. During the Public Hearing portion of the rezoning request, no one spoke regarding this item. Staff had recommended that BAZ-2029 be approved, that platting be waived, and subject to a 17.5-foot utility easement being recorded in accordance with the Subdivision Regulations along the E. 96th Street, S. 20th Street, and E. 97th Street frontages of the parcels prior to the warranty deeds being stamped. The Planning Commission recommended approval (4-0) of BAZ-2029 as per Staff recommendation.

Cost: \$0

Funding Source: None

Requested By: Larry R. Curtis, Acting Community Development Director

Approved By: City Manager's Office

Attachments: Published Planning Commission Fact Sheet

Case map
Aerial
Exhibit - Existing Lots

Recommendation:

Approve BAZ-2029 as recommended by Planning Commission and Staff.