



City of Broken Arrow

Request for Action

File #: 19-835, Version: 1

**Broken Arrow City Council
Meeting of: 07-16-2019**

Title:

Approval of BAZ-2030, Larry Stalcup, 2.50 acres, A-R-1 to R-2, one-half mile east of Aspen Avenue (145th East Avenue), north of Jasper Street (131st Street) at 12932 South 152nd East Avenue

Background:

BAZ-2030 is a request to change the zoning designation on 2.50-acres from A-R-1 (Annexed Single-Family Residential) to R-2 (Single-Family Residential). The A-R-1 zoning on the property was assigned when the property was annexed into Broken Arrow on May 6, 2002, with Ordinance 2447. The unplatted property is located one-half mile east of Aspen Avenue, north of Jasper Street (131st Street) at 12932 S. 152nd E. Avenue. Fifty feet of street right-of-way for S. 152nd E. Avenue has been dedicated by separate instrument. While there is an existing sanitary sewer line along the west property line, there are no water lines adjacent to the site.

Applicant wants to add onto to his existing home and rebuild his existing barn. According to Section 1.4.B.6 of the Zoning Ordinance, 6. "The use of any land or structures given transitional zoning under paragraph 2 may not be physically expanded, or any new structure constructed, without site plan review and compliance with all applicable zoning requirements. Any unplatted land given transitional zoning under paragraph 2, on which the primary use is discontinued or proposed to be altered, must a) be platted, b) undergo site plan review and c) comply with all applicable zoning requirements prior to the new or expanded use of the land or any structures." In addition to adding onto to his existing structure, applicant also foresees possibly splitting the property into two lots in the future.

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 2. The R-2 zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 2. None of the property is located within a 100-year floodplain.

BAZ-2030 was reviewed by the Planning Commission on June 27, 2019. No one spoke during the Public Hearing session on this item. Staff had recommended that BAZ-2030 be approved as requested. Since no additional right-of-way or easements were needed, Staff had recommended that platting be waived. In addition, since there are no sidewalks in the neighborhood, Staff had recommended that the requirement for sidewalks be waived. During the meeting, applicant stated he had connected onto the adjacent sanitary sewer line. After reviewing the information presented in the Staff report, the Planning Commission recommended approval (4-0) of BAZ-2030 as per Staff recommendation.

Cost: \$0

Funding Source: None

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

Approved By: City Manager's Office

Attachments: Planning Commission fact sheet
Case map for BAZ-2030
Aerial photo
Comprehensive Plan
Utility line map

Recommendation:

Approve BAZ-2030 as per Planning Commission and Staff recommendation.