



City of Broken Arrow

Request for Action

File #: 19-1365, **Version:** 1

Broken Arrow Planning Commission
11-07-2019

To: Chairman and Commission Members
From: Development Services Department
Title:

Public hearing, consideration, and possible action regarding BAZ-2038 (Rezoning), Elysian Fields, 53.55 acres, A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential), southeast corner of Garnett Road (113th East Avenue) and Tucson Street (121st Street)

Background:

Applicant: Tim Terral, Tulsa Engineering and Planning Associates, Inc.
Owner: Elysian Fields Development Company, L.L.C.
Developer: Elysian Fields Development Company, L.L.C.
Engineer: Tulsa Engineering and Planning Associates, Inc.
Location: Southeast corner of Tucson Street (121st Street) and Garnett Road
Size of Tract 53.55 acres
Number of Lots: 1
Present Zoning: A-1 (Agricultural)
Proposed Zoning: RS-3 and RS-4 (Single-Family Residential)
Comp Plan: Level 2 (Urban Residential), and Greenway/ Floodplain

BAZ-2038 is a request to change the zoning designation on 53.55 acres from A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential). The unplatted property is located on the southeast corner of Garnett Road (113th East Avenue) and Tucson Street (121st Street).

In conjunction with this rezoning request, the applicant has submitted a preliminary plat for this development. The applicant proposes to develop this site as a mix of RS-3 and RS-4 single-family dwellings. The slightly larger, RS-3 lots are proposed abutting the existing RS-3 development to the east and in a section abutting a proposed reserve area on the westernmost portion of the site. The smaller RS-4 lots are proposed in the center of the development as shown in the attached exhibit.

Surrounding land uses and zoning classifications include the following:

North:	A-1 and AG (Tulsa County)	Large Lot Single-Family Homes
East:	A-1 and RS-3	Power Station and Single-Family Residential Homes
South:	A-1	Large Lot Single-Family Homes
West:	AG (Tulsa County)	Undeveloped

The westernmost portion of this property is located in the 100-year floodplain of Haikey Creek. As per the Subdivision Regulations, the 100-year floodplain has been placed in a reserve area. In addition, the USGS maps show a water area. This area has also been placed in a reserve area. Staff recommends that the area of the property located in the 100-year floodplain be designated as FD (Flood District).

Water and sanitary sewer service to this site is available from the City of Broken Arrow.

The Future Development Guide of the Comprehensive Plan adopted by the City Council in September of 2019 shows this area as Level 2 and Greenway/Floodplain. The RS-3 and RS-4 zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 2.

Attachments: Case Map
Aerial photo
Comprehensive Plan Map
BAZ-2038 Exhibit
Proposed Preliminary Plat

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2038 be approved subject to platting.

Reviewed and approved by: Larry R. Curtis

ALY