



City of Broken Arrow

Request for Action

File #: 19-1538, **Version:** 1

Broken Arrow City Council
Meeting of: 01-21-2020

Title:

Approval of BAZ-2041, The Pines II, 45.84 acres, A-1 to RS-3, southwest corner of Omaha Street (51st Street) and 37th Street (209th E. Avenue)

Background:

BAZ-2041 is a request to change the zoning designation on 45.84-acres from A-1 (Agricultural) to RS-3 (Single-Family Residential). The un-platted property is located on the southwest corner of Omaha Street (51st Street) and 37th Street (209th E. Avenue). Applicant is proposing to develop single-family detached residential dwelling units on the property.

According to the FEMA maps, none of the property is located within a 100-year floodplain area. 37th Street, a secondary arterial street that abuts the property associated with BAZ-2041, is under construction from Omaha Street to Albany Street.

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 2. The RS-3 zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 2.

BAZ-2041 was reviewed by the Planning Commission on December 19, 2019. No one spoke during the Public Hearing portion of the change in zoning request. Staff had recommended to the Planning Commission that BAZ-2041 be approved, subject to the property being platted. After reviewing the information presented, the Planning Commission recommended approval (4-0) of BAZ-2041 as per Staff recommendation.

Cost: \$0

Funding Source: None

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

Approved By: City Manager's Office

Attachments: Published Planning Commission Staff Report
Case map for BAZ-2041
Aerial photo
Comprehensive Plan

Recommendation:
Approve BAZ-2041.