



City of Broken Arrow

Request for Action

File #: 20-1333, **Version:** 1

**Broken Arrow Planning Commission
10-22-2020**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding BAZ-2069 (Rezoning), Robson North, 69.47 acres, A-1 to RS-3, one-eighth mile north of Kenosha Street (71st Street), one-quarter mile east of 65th Street (241st E. Avenue/Oneta Road)

Background:

Applicant: Tim Terral, Tulsa Engineering and Planning
Owner: The Robson Companies, Inc.
Developer: The Robson Companies, Inc.
Engineer: Tulsa Engineering and Planning
Location: One-eighth mile north of Kenosha Street (71st Street), one-quarter mile east of 65th Street (241st E. Avenue/Oneta Road)
Size of Tract 69.47 acres
Number of Lots: 1
Present Zoning: A-1
Proposed Zoning: RS-3
Comp Plan: Level 2 (Urban Residential) (BACP-172)

BAZ-2069 is a request to change the zoning designation on 69.47 acres from A-1 (Agricultural) to RS-3 (Single Family Residential). The unplatted property is located one-eighth mile north of Kenosha Street (71st Street), one-quarter mile east of 65th Street (241st E. Avenue/Oneta Road).

BACP-172, a request to change the Comprehensive Plan designation on this property from Level 2, Level 3, Level 4, and Greenway/Floodplain to Level 2 and Greenway/Floodplain was recommended for approval by the Planning Commission on October 8, 2020. BACP-172 will be heard by the City Council on October 20, 2020. Two citizens spoke at the Planning Commission hearing regarding BACP-172 and four citizen comment forms were submitted. Concerns expressed included increased stormwater runoff, flooding, and impacts on S. 245th E. Avenue, which is a narrow asphalt paved local street.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 1 and Greenway/Floodplain	Unincorporated Wagoner County	100-year floodplain and large lot single family residential
East	Level 1 and Greenway/Floodplain	A-1	100-year floodplain and large lot single family residential
South	Level 4	A-1	Undeveloped
West	Greenway/Floodplain	A-1	100-year floodplain and large lot single family residential

The north part of the property, as well as along the west edge of the property, is in the 100-year floodplain of Adams Creek. When the property is platted, any property that is in 100-year floodplain will be required to be placed in a reserve area.

BACP-172 requested that the Comprehensive Plan be amended from Level 2, Level 3, Level 4, and Greenway/Floodplain to Level 2 and Greenway/Floodplain. The RS-3 zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 2.

Attachments: Case map for BAZ-2069
Aerial photo
Comprehensive Plan

Recommendation:

If BACP-172 is approved by the City Council, the rezoning requested with BAZ-2069 will be in compliance with the Comprehensive Plan. Therefore, Staff recommends that BAZ-2069 be approved, subject to City Council approval of BACP-172 and the property being platted. Once the plat is recorded, portions of the property located in the 100-year floodplain shall be rezoned to FD (Floodplain District) and portions of the property outside the 100-year floodplain shall be rezoned RS-3.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

BDM