

**Tulsa Metropolitan Area
Planning Commission**



Case CZ-556 Staff Report
Hearing Date: August 7, 2024
(Related to case PUD-869)
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918-579-9476

Owner and Applicant Information

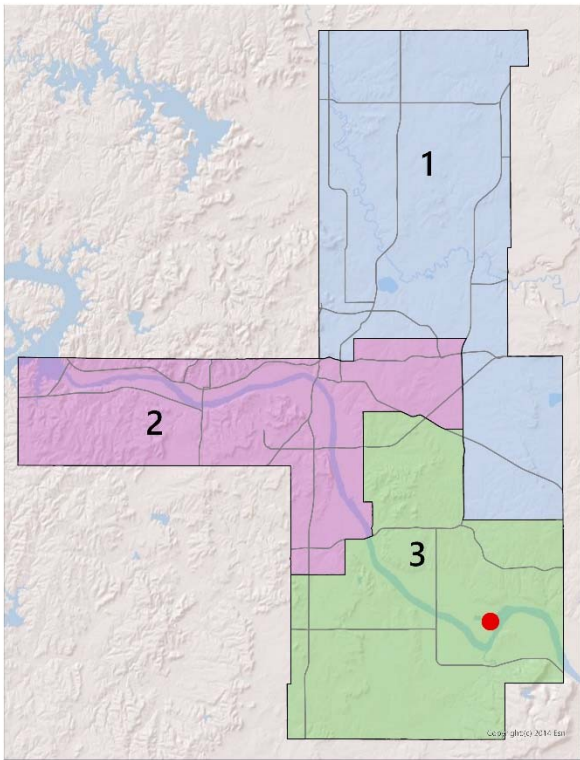
Applicant: Megan Pasco
Property Owner: Eva S Bagwell Trust

Property Location

West of the Northwest corner of East 151st Street
South and South 129th East Avenue
Tract Size: ±100 acres

Location within Tulsa County

(shown with County Commission districts)



Elected Representatives

County Commission: District 3, Kelly Dunkerley

Staff Recommendation

Staff recommends **approval**.

Request Summary

Rezone subject properties from AG to RS with a PUD overlay to permit a single-family subdivision.

Zoning

Existing Zoning: Agriculture (AG)
Proposed Zoning: Residential Single-Family (RS / PUD-869)

Use

Current Use: Single-Family Residence/Agriculture
Proposed Use: Single-Family Residential

Comprehensive Plan Considerations

Land Use

Land Use Plan: Greenway/Floodplain and Level 1 – Rural Residential (Broken Arrow)

Transportation

Major Street & Highway Plan: E 151st St S: Secondary Arterial / S 129th E Ave: Secondary Arterial

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sidewalk gap is shown along both E 151st St S and S 129th E Ave

Environment

Flood Area: The entirety of the site is located within the 100-year floodplain

Parks & Open Space: None



Detailed Staff Recommendation

The applicant is requesting to rezone from AG to RS to a permit gated single-family subdivision.

A PUD (PUD-869) is being concurrently proposed with this rezoning to establish the allowable use and the bulk and area requirements. The lots within the PUD area are to provide a minimum of 8,400 sf per dwelling unit. The proposal lies within the Greenway/Floodway designation of the Tulsa County Comprehensive Plan, which adopted the land use designations in place by the City of Broken Arrow Comprehensive Plan. This area is also called out as Level 1 – Rural Residential. This proposal, along with the accompanying PUD are compatible with this designation.

Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and consistent with the Comprehensive Plan and the anticipated future development pattern of the surrounding area, therefore;

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as:

Greenway/Floodplain, defined as "Areas that fall within the FEMA designated floodplain."

Level 1 – Rural Residential, defined as "Level 1 represents the lowest intensity of land use in Broken Arrow. It is used primarily in the non-urbanized areas of Broken Arrow or to reflect established areas of very low-density residential development that may be expected to remain as an exception in urbanized areas. The principal uses in this level are either agriculturally related or single-family homes on large lots."

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Greenway/Floodplain and Level 1 – Rural Residential	Agricultural
East	AG	Greenway/Floodplain and Level 1 – Rural Residential	Agricultural / Single-Family
South	AG	Greenway/Floodplain and Level 1 – Rural Residential	Agricultural / Single-Family
West	AG	Greenway/Floodplain and Level 1 – Rural Residential	Agricultural

Small Area Plans

None

Transportation

Major Street & Highway Plan: East 151st Street South and South 129th East Avenue are both designated as Secondary Arterials



Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sidewalk gap is shown along both E 151st St S and S 129th E Ave

Environmental Considerations

Flood Area: The entirety of the site is located within the 100-year floodplain. The applicant will need to work with Tulsa County Engineering to mitigate any flood issues.

Parks & Open Space: None

Zoning History

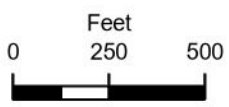
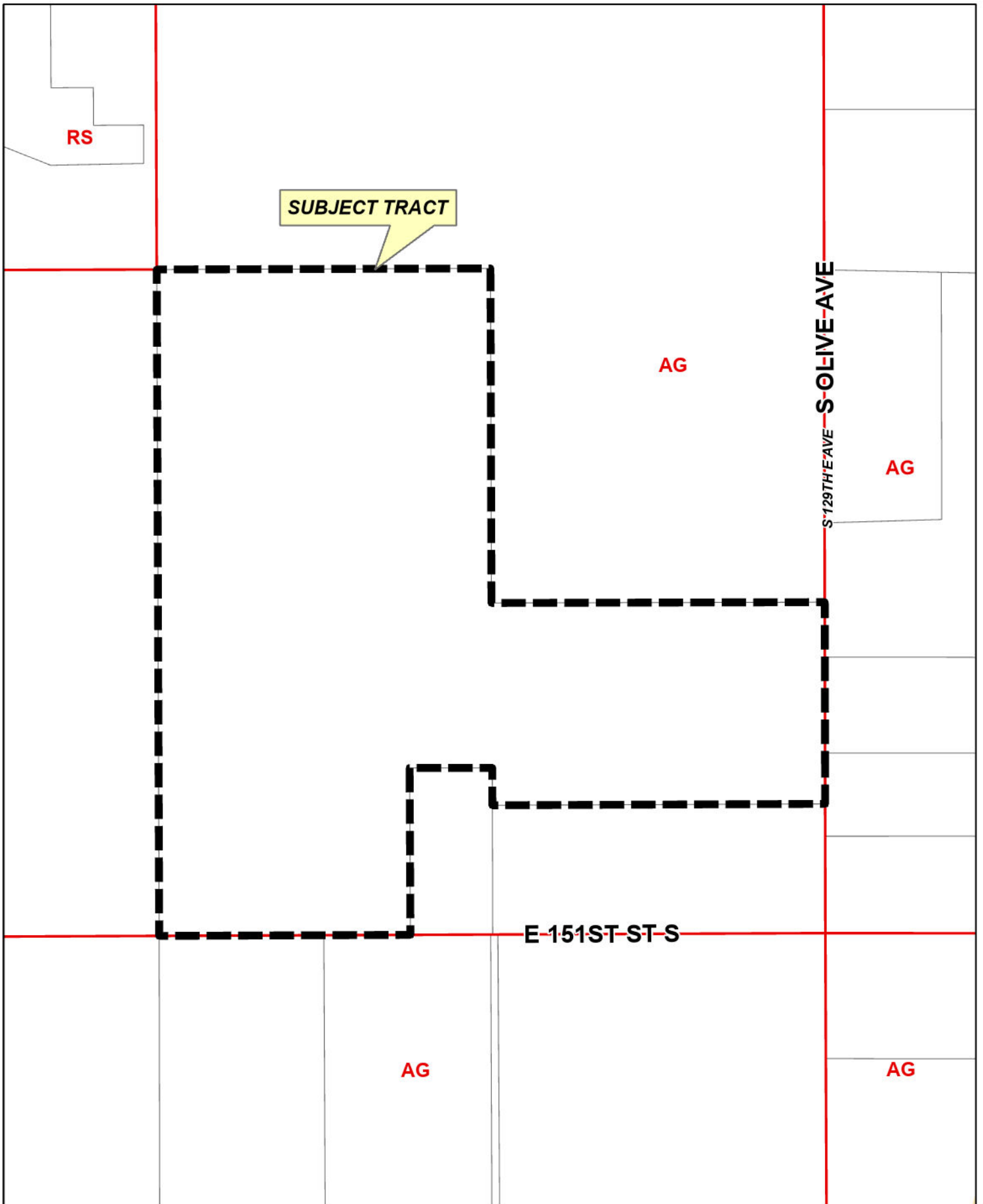
Resolution 98254, dated September 15 1980, established zoning for the subject property.

Exhibits

Case map

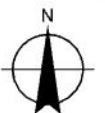
Aerial

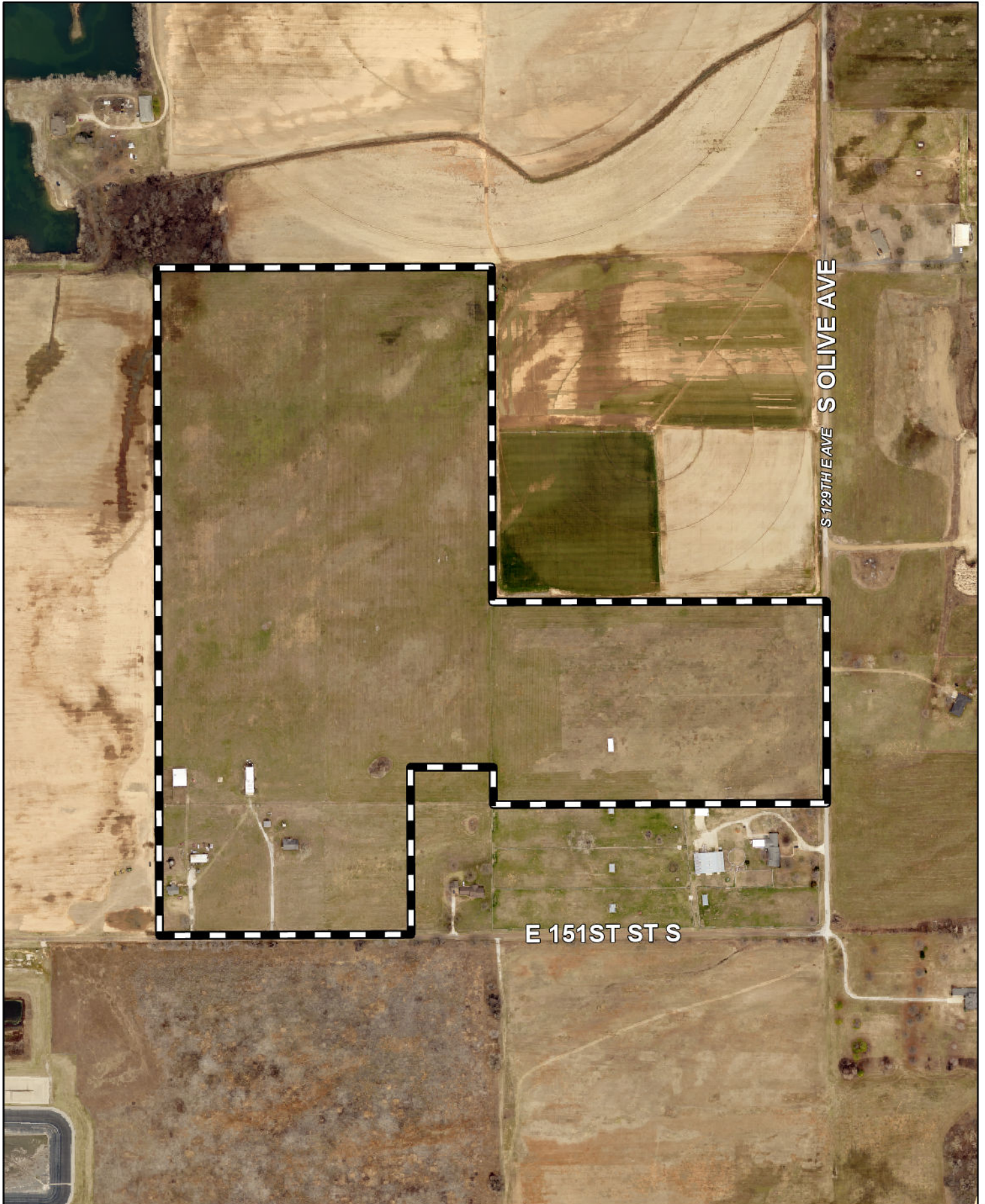
Tulsa County Comprehensive Plan Land Use Map



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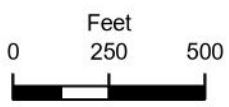
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S 129TH E AVE SOLIVE AVE

E 151ST ST S



 Subject Tract

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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023



**SUBJECT TRACT
LAND USE PLAN
GREENWAY/FLOODPLAIN**

S 129TH AVE S SOLIVE AVE

E 151ST ST S

Legend

Fenceline - Broken Arrow

Future Land Use

Level 1 - Rural Residential

Level 2 - Urban Residential

Level 3 - Transition Area

Level 4 - Commercial/Employment Nodes

Level 5 - Downtown Area

Level 6 - Regional Employment/Commercial

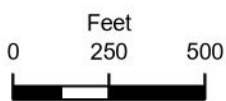
Level 7 - Major Industrial

Greenway/Floodplain

Public Recreation

Private Recreation

Public/Semi-Public



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