

Arnold, Gary

From: Williford, Joe
Sent: Tuesday, April 24, 2018 6:06 PM
To: Arnold, Gary
Subject: Fwd: 19223 E. 101st Street South
Attachments: 20180424145333205.pdf; ATT00001.htm

FYI

Sent from my iPhone

Begin forwarded message:

From: "Skates, Michael" <MSkates@brokenarrowok.gov>
Date: April 24, 2018 at 5:12:32 PM CDT
To: Weister Smith <wsmith@arkval.com>
Cc: Nicole Watts <Nicole.Watts@kktarchitects.com>, "Williford, Joe" <jwilliford@brokenarrowok.gov>, "Curtis, Larry" <LCurtis@brokenarrowok.gov>, Duff Thompson <dthompson@arkval.com>, Karon Smith <k.smith@arkval.com>, Denise DiGirolamo <ddigirolamo@arkval.com>, "Skates, Michael" <MSkates@brokenarrowok.gov>
Subject: RE: 19223 E. 101st Street South

Mr. Smith,

Thank you for the quick response regarding my email inquire on the existing building and its status to be removed. I must take exception to several of your comments in your attached memo to me regarding the abatement of the existing structure. This property was posted for abatement due to its dilapidated state. It was to go to before the Nuisance Hearing board in early March. We met in February where you stated that the structure would be removed by or before March 1. We also discussed, at this Predevelopment meeting, the desire of AVP to construct a new Fiesta Mart facility and car wash. City staff shared with you the zoning and land subdivision code as well as Engineering requirements related to this property for development.

The City did not directly advise you to acquire property. However, the existing site access points do not meet current code distance placement requirements. We advised you in a previous meeting in January with the same information. We also advised you to submit and obtain a detention determination for the property. Our Stormwater Manager, in a written response, advised that the property, based on its location and downstream flooding of residents along Broken Arrow Creek that on-site detention for any increased impervious area would be required. As we discussed at the Predevelopment meeting, a large portion of the property currently is impervious and the resulting increase, if any, in impervious area may be quite small for the proposed development.

The City did not request AVP to give up right of way. We stated to you both in January and February meetings the zoning and land subdivision requirements for new development that current right of way and utility easement be provided as part of the platting process. We further advised you of the dimensions, both north and east along the public streets, certain distances of right of way and utility easements.

The City never indicated you could not build on the existing property, with or without, additional land you are acquiring from PSO. We provided you with all of the information related to the submitted concept plan so you could determine how your proposed development could meet the requirements. This had no bearing on the action necessary to the existing building on the site.

The fuel islands are not buildings. They are structures. By code, as is the case in Tulsa, you cannot place any portion of the fuel island structure over the building setback. The setback can be reduced by way of Planned Unit Development (PUD) which was discussed at both meetings in detail.

At no time was the existing building and proposed development connected. We agreed to hold off on taking to public hearing because you indicated that the building would be removed by March 1. This did not happen. We are now near May 1 and you are now indicating the existing building will not be removed. Therefore, the abatement of the existing building will go before the Public Nuisance Hearing board. Staff will provide you with an updated notice of the date of the hearing. We will be asking that action be taken to condemn the building and order its removal.

I am always available to meet at your convenience.

Thanks,

Michael Skates, P.E., CFM, Development Services Director
220 S. First Street, Broken Arrow, OK 74013
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-----Original Message-----

From: Denise DiGirolamo [<mailto:ddigirolamo@arkval.com>]
Sent: Tuesday, April 24, 2018 2:54 PM
To: Skates, Michael <MSkates@brokenarrowok.gov>
Cc: Nicole Watts <Nicole.Watts@kktarchitects.com>; Williford, Joe <jwilliford@brokenarrowok.gov>; Curtis, Larry <LCurtis@brokenarrowok.gov>; Duff Thompson <dthompson@arkval.com>; Karon Smith <k.smith@arkval.com>; Weister Smith <wsmith@arkval.com>
Subject: FW: 19223 E. 101st Street South

Hello, Michael: Please see the attached letter from Weister signed by me in his absence. He is out of town until Saturday.

