



City of Broken Arrow

Request for Action

File #: 24-241, Version: 1

**Broken Arrow Planning Commission
02-08-2024**

**To: Chairman and Commission Members
From: Community Development Department
Title:**

Approval of a modification to Section 4.1(n) of the Land Subdivision Code for 4288 S 9th Street, approximately 10 acres, 1 lot, A-1 (Agricultural), one-half mile south of New Orleans Street (101st Street), west of 9th Street (Lynn Lane Road) at 4288 S 9th Street (Lynn Lane Road)

Background:

Michael Officer is constructing a single-family residence at 4288 S 9th Street. The property is located approximately one-half mile south of New Orleans Street (101st Street), east of 9th Street (Lynn Lane Road) at 4288 S 9th Street. This property has approximately 330-feet of frontage onto Lynn Lane. According to aerial images, no sidewalks exist on the properties to the north, south, or west of this property.

A 25.25' utility easement was provided by Mr. Officer along the east side of his property on Lynn Lane in July of 2014 to assist with the instillation of a waterline extension in the area.

Due to the floodplain on the property, two elevation certificates are required to be provided before a final inspection can be complete. According to the Stormwater Division, no elevation certificates have been provided as of February 7, 2024.

The area that this property is located in is semi-rural and no sidewalks exist in the area. On behalf of the property owner, city staff request a modification to Section 4.1(n) of the Land Subdivision Code and waive the sidewalk requirement along the street frontage of their property.

Attachments: Case Map
Aerial Map
Building Permit
Utility Easement Dedication

Recommendation:

Staff recommends the modification to Section 4.1(n) of the Subdivision Regulations be approved for 4288 S 9th Street.

Reviewed by: Amanda Yamaguchi

Approved by: Grant Rissler