



City of Broken Arrow

Fact Sheet

File #: 16-1166, **Version:** 1

Broken Arrow Planning Commission

09-22-2016

To: Chairman and Commission Members
From: Development Services Department

Title: Consideration and possible action regarding BAL-2000, Waterloo Way Parcel 2 Lot Split, 10.42 acres, CG and PUD-126, north and west of the northwest corner of Tucson Street and Elm Place

Background:

Applicant: Mark B. Capron, Sisemore Weisz & Associates
Owner: Broken Arrow Plaza Associates, LLC
Developer: Sisemore Weisz & Associates
Surveyor: Sisemore Weisz & Associates
Location: North and west of the northwest corner of Tucson Street and Elm Place
Size of Tract 10.42 total acres; Tract 1 9.61 acres; Tract 2 0.81 acres
Number of Lots: 2
Present Zoning: CG and PUD 126
Comp Plan: Level 6

Lot split request BAL 2000 involves part of Lot 2, Block 1 of the Waterloo Way subdivision property located north and west of the northwest corner of Tucson Street and Elm Place. The 10.42-acre parcel is part of PUD 126 that was approved by the City Council on February 19, 2001. The underlying zoning on the property is CG (Commercial General). The property was platted as Waterloo Way on April 16, 2001.

Two tracts will be created by the approval of the lot split. Tract 1 will consist of 9.61 acres and Tract 2 will consist of 0.81 acres. Another out parcel was created previously with BAL 907 that was approved by the Planning Commission on March 9, 2006

Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma (PSO), Cox Communications, and Windstream have indicated that they do not have any problems with the proposed lot split.

Attachments: Case map
Lot Split Exhibit and Legal Description submitted by the applicant
PUD 126
Waterloo Way plat

Recommendation:

Staff recommends BAL 2000 be approved, subject to the following:

1. The warranty deed for the conveyance of Tracts 1 and 2 shall be brought to the Planning Division to be stamped prior to being recorded in Tulsa County.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: ALY