

NPG Ventures, LLC  
7910 S. 101<sup>st</sup> East Ave.  
Tulsa, OK 74133

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**TO:** Broken Arrow City Council  
220 South 1<sup>st</sup> Street  
Broken Arrow, OK 74012

**FROM:** NPG Ventures, LLC

**DATE:** July 18, 2024

**SUBJECT:** Lot Split Variance

Councilors:

In conjunction with lot split application number LOT-001645-2024, I am requesting a variance to the Land Subdivision Code of the City of Broken Arrow, as amended. Ordinance No. 3710, adopted by this Council on August 16, 2021, requires non-exempt land divisions to create no more than three (3) lots. I am requesting the creation of four (4) lots with a total acreage of 13.54 acres. The property has been previously platted, and each remaining lot would have proper access, frontage, and utilities. The Broken Arrow Next Comprehensive Plan, adopted by this Council in September of 2019, created two land use intensity levels on this parcel. Approval of this variance would help future development by allowing alignment of the comprehensive plan levels and zoning districts on the property. Thank you for your consideration and review of this request.

NPG Ventures, LLC:

By: \_\_\_\_\_

Jared James, Manager

