



City of Broken Arrow

Fact Sheet

File #: 17-2735, **Version:** 1

Broken Arrow Planning Commission

10-12-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2026, The Ridge at Broken Arrow Lot Split, 1 Lot, 28.1104 acres, east of 37th Street, one-third mile south of Kenosha Street

Background:

Applicant: Tim Terral, Tulsa Engineering
Owner: JM Assets, LP
Developer: N/A
Surveyor: Bobby Long, Tulsa Engineering
Location: East of 37th Street, one-third mile south of Kenosha Street
Size of Tract: 28.1104 acres
Number of Lots: 1 (3 proposed)
Present Zoning: A-1 (Agricultural)
Comp Plan: Level 4 (Commercial/Employment Nodes)

Lot split request BAL-2026 involves a 28.1104-acre parcel located east of 37th Street, one-third mile south of Kenosha Street. The property is zoned as A-1 and the Comprehensive Plan designation is Level 4 (Commercial/Employment Nodes).

Tee Town Golf Ranch (PT02-102, May 6, 2002) was platted as Lot 1 Block 1 as a condition of approval for the Specific Use Permit (SP-164, January 22, 2002) for a golf driving range. The applicant is requesting approval to split the lot into 3 tracts that are as follows: Tract 1, 8.0539 acres; Tract 2, 12.0029 acres; and Tract 3, 8.0539 acres.

The proposed lots meet the frontage requirements of the A-1 district. Right-of-way has been dedicated along 37th Street with the recording of the Tee Town Golf Ranch Plat in accordance with the Subdivision Regulations.

According to FEMA maps, none of this property is located within the 100-year floodplain. 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
Aerial
Lot Split Legal Descriptions and Exhibits
Tee Town Golf Ranch Plat

Recommendation:

Staff recommends BAL-2026 be approved, subject to warranty deeds for all three parcels being brought simultaneously to the Plan Development Division to be stamped prior to being recorded in Wagoner County.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

JMW