



Fact Sheet

File #: 15-391, Version: 1

**Broken Arrow Planning Commission
09-10-2015**

To: Chairman and Commission Members
From: Development Services Department
Title: Consideration and possible action regarding BAL 1080, Zeeco Lot Split, 50.58 acres, IH, northwest corner of Washington Street and Evans Road

Background:

Applicant: Barry Goldstein, Miles Associates
Owner: Zeeco
Developer: Zeeco
Surveyor: Dodson-Thompson-Mansfield, PLLC
Location: Northwest corner of Washington Street and Evans Road
Size of Tract 50.58 acres
Number of Lots: 2
Present Zoning: IH
Comp Plan: Level 7

Lot split request BAL 1080 involves a 50.58 acre parcel located on the northwest corner of Washington Street and Evans Road. Zeeco is requesting to split the property into two lots. Tract 1, the west parcel, will contain 5.59 acres, while Tract 2, the east parcel will have 49.99 acres. Zeeco is proposing to construct a new office building on Tract 1 and needs the lot split for financial reasons. The property has been platted as Lot 1, Block 1, Zeeco. All the required right-of-way and utility easements associated with the plat have been provided along Washington Street and Evans Road.

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 Exhibits and Legal Descriptions submitted by the applicant
Zeeco plat

Recommendation:

Staff recommends BAL 1080 be approved, subject to the following:

1. Warranty deeds for both parcels shall be brought simultaneously to the Planning Division to

be stamped prior to being recorded in Wagoner County.

Reviewed By: **Farhad Daroga**

Approved By: **Michael W. Skates**

FKD: BDM