



NCE NO. 3710

An ordinance amending Section 5.1, Lot Splits of the Land Subdivision Code; repealing all ordinances or parts of ordinances in conflict herewith; and declaring an emergency.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROKEN ARROW:

SECTION I. Section 5.1, Lot Splits of the Land Subdivision Code is hereby amended to read as follows:

Lot Splits

- a. **APPLICABILITY:** The procedures of this section may be used instead of the subdivision procedures for all:
 - 1) Lot splits, which are non-exempt land divisions of platted or unplatted property resulting in the creation of no more than three (3) lots, including any remainders of the parent tract and
 - 2) Lot combinations, which combine multiple, abutting lots into a single lot or alter the boundary between or reconfigure the shapes of abutting lots without creating more lots than existed before the lot line combination occurred.
- b. **SURVEY.** The Planning Commission may require applicants for a lot split to submit a sketch, plat, record of survey, and any other information it deems pertinent to its determination.
- c. **PUBLIC UTILITIES.** Applications for lot splits shall be signed by the Engineering and Construction Director, Utilities Department Director, or their designees, and the various private utilities to establish the existence of adequate public easements to serve the resulting lots prior to being submitted to the Planning Commission.
- d. **PLANNING COMMISSION REVIEW.** Any proposed lot split shall be submitted to the Planning Commission for review. If the Planning Commission is satisfied that such proposed lot split is not contrary to the applicable regulations, it shall approve such lot splits within thirty (30) days after submission, and upon presentation of a conveyance of said resulting parcel, shall stamp the same "I hereby certify that this Lot Split was approved by the Broken Arrow Planning Commission on _____ BAL No. _____" and be signed by the official designated by the Planning Commission

SECTION II. Any ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

SECTION III. An emergency exists for the preservation of the public health, peace, and safety, and therefore this ordinance shall become effective from and after the time of its passage and approval.

PASSED AND APPROVED and the emergency clause ruled upon separately this 16th day of August, 2021.

ATTEST:


(Seal) CITY CLERK




MAYOR

APPROVED:


CITY ATTORNEY