

Bentree Lift Station
PUD-001983-2025



Property Owner Information:

John M Spoon
6604 S Chestnut Avenue
Broken Arrow, OK 74011

Applicant:

City of Broken Arrow
220 S 1st Street
Broken Arrow, OK 74013

Legal Descriptions

PARENT TRACT General Warranty Deed Book, 1830, Page 328

The West 10 acres of the East 29.97 acres of Lot 3 of Section 6, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma

NORTH TRACT- Development Area A

A Tract of Land that is a part of the West 10 acres of the East 29.97 acres of Lot 3 of Section 6, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows: Commencing at the Northeast Corner of Government Lot 3; thence along the North line of Section 6, S88°53'47"W a distance of 657.70 feet; thence along the East Line of the West 10 ac. of the East 29.97 ac. of Lot 3, S01°19'39"E a distance of 50.00 feet to the Point of Beginning; thence continuing S01°19'39"E a distance of 303.75 feet; thence S88°40'21"W a distance of 65.00 feet; thence S34°10'10"W a distance of 325.93 feet; thence S88°41'13"W a distance of 75.00 feet; thence along the West Line of the East 29.97 ac. of Lot 3, N01°18'47"W a distance of 570.37 feet; thence along the South line of a Right of Way conveyed in a General Warranty Deed filed 01/08/2021 in Book 2651, Page 256 at the office of the Wagoner County Clerk, N88°53'47"E a distance of 329.11 feet to the Point of Beginning.

having an area of 145192 Square Feet, 3.3332 Acres

SOUTH TRACT- Development Area B

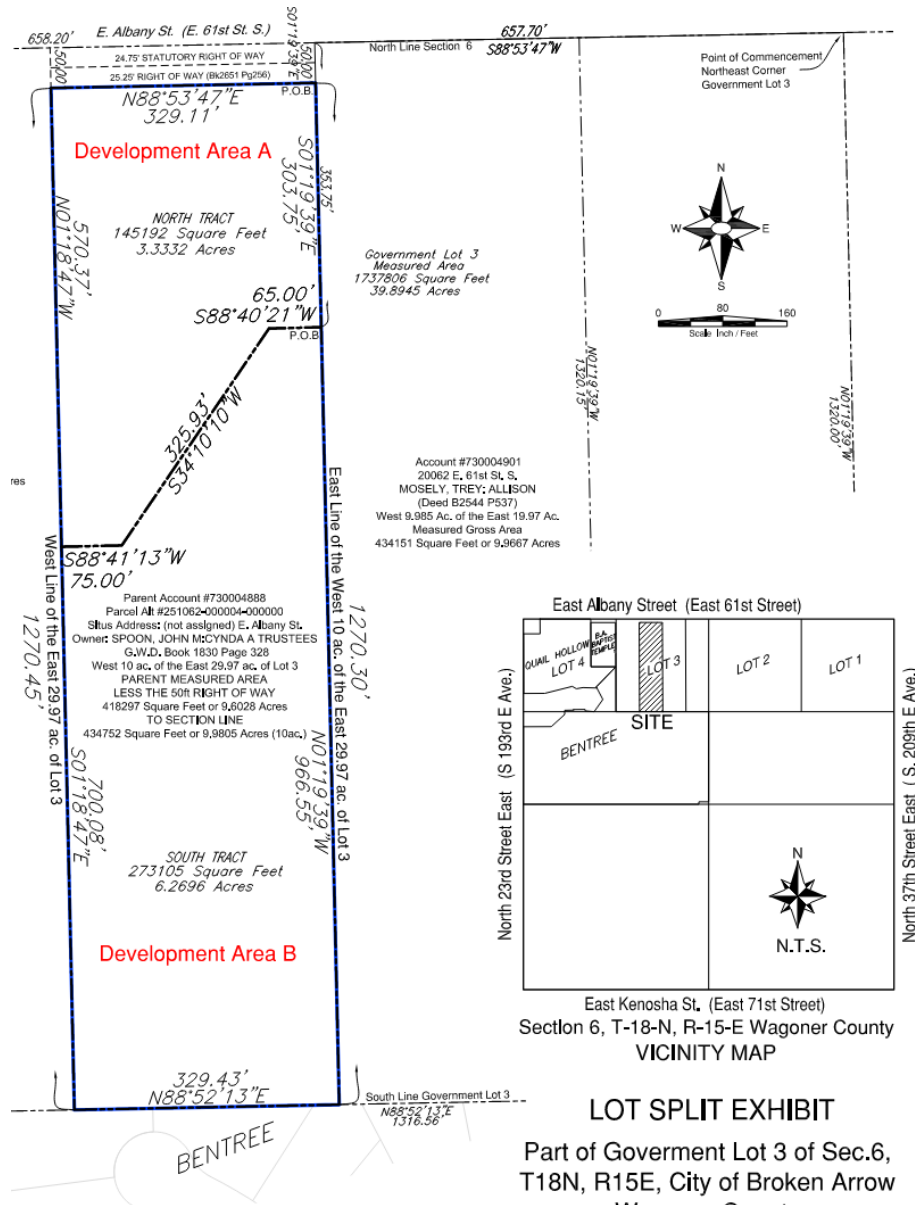
A Part of the West 10 acres of the East 29.97 acres of Lot 3 of Section 6, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows: Commencing at the Northeast Corner of Government 3; thence along the North line of Section 6, S88°53'47"W a distance of 657.70 feet; thence along the East Line of the West 10 ac. of the East 29.97 ac. of Lot 3, S01°19'39"E a distance of 353.75 feet to the Point of Beginning; thence S88°40'21"W a distance of 65.00 feet; thence S34°10'10"W a distance of 325.93 feet; thence S88°41'13"W a distance of 75.00 feet; thence along the West Line of the East 29.97 ac. of Lot 3, S01°18'47"E a distance of 700.08 feet; thence along the South Line of Government Lot 3, N88°52'13"E a distance of 329.43 feet; thence N01°19'39"W a distance of 966.55 feet to the Point of Beginning.

having an area of 273105 Square Feet, 6.2696 Acres

Design Concept

The property is located approximately one-third mile east of 23rd Street (County Line Road/193rd E Ave), south of Albany Street (61st Street). This property, along with the properties to the east and west are unplatted. The property to the south has been platted as Bintree, a single-family residential development.

The City of Broken Arrow is in the process of purchasing the south 6.27 acres of this property to accommodate the construction of a minor utility facility. Due to the location of the proposed facility, the City would like to separate the property into two lots. The owner will sell the northern lot for potential development.



Design Standards

This property shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the A-1 (Agricultural) District, except as follows:

Development Area A:

The minimum lot frontage for this area shall be reduced from 330-feet to 329-feet.

The minimum lot size shall be reduced from 5 acres to 3 acres.

Development Area B:

The minimum lot frontage for this area shall be reduced from 330-feet to 0-feet.

Access to this property shall be through a 25-foot wide mutual access agreement between the City of Broken Arrow and the owner of Lot 21, Block 1 of the Bentree Subdivision (See Exhibit A). Due to an existing creek crossing the subject property, access to the arterial street to the north is not viable.

Building Setback: Any structure shall be setback a minimum of 50-feet from the south property line of Development Area B.

Screening:

Utility facility shall be screened by an opaque fence, a minimum of 6-feet in height. No perimeter screening fence shall be required along the property lines.

Landscaping:

Along the southern boundary of Tract B, a 15' landscape buffer shall be required. Within this buffer, 1 tree per 50 lineal feet shall be planted.