



City of Broken Arrow

Meeting Agenda

Planning Commission

Jaylee Klempa Chair
Robert Goranson Vice Chair
Jonathan Townsend Commissioner
Jason Coan Commissioner
Mindy Payne Commissioner

Thursday, April 11, 2024

5:30 PM

**City of Broken Arrow
Council Chambers
220 South 1st Street
Broken Arrow, OK
74012**

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. 24-483** Approval of PT-001341-2024|PR-000415-2023, Conditional Final Plat for Aspen Ridge Business Park North, 8.99 acres, O N (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022 to PUD-001405-2024/CG (Commercial General) and CN (Commercial Neighborhood)/SP-000408-2022, one-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)
- B. 24-485** Approval of a modification to Section 4.1(n) of the Land Subdivision Code for 3854 North 9th Street, approximately 3 acres, 1 lot, A-1 (Agricultural), one-quarter mile south of New Orleans Street (101st Street), directly west of 9th Street (Lynn Lane Road)
- C. 24-489** Approval of LOT-001391-2024, Christian Brothers Automotive, 4.09 acres, CG (Commercial General)/SP-001224-2023, north of the northwest corner of County Line (South 193rd East Avenue), and East Albany Street (East 61st Street)
- D. 24-493** Approval of LOT-001379-2024 (Lot Split), Quail Hollow Lot Split, 2.4689 acres, CN (Commercial Neighborhood), located one-eighth mile south of East Albany Street (61st Street), one-eighth mile east of County Line Road (193rd E. Avenue).

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. **24-486** Public hearing, consideration, and possible action regarding PUD-001405-2024, Planned Unit Development (PUD) for Aspen Ridge Business Park North, 8.99 acres, O N (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022 to PUD-001405-2024/CG (Commercial General) and CN (Commercial Neighborhood)/SP-000408-2022, one-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)

7. Appeals

8. General Commission Business

9. Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)

10. Adjournment

NOTICE:

1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.
2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.
3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.
4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.

A paper copy of this agenda is available upon request.

POSTED this ____ day of _____, _____, at _____ a.m./p.m.

City Clerk



City of Broken Arrow

Request for Action

File #: 24-483, Version: 1

**Broken Arrow Planning Commission
04-11-2024**

To: Chairman and Commission Members
From: Community Development Department
Title:

Approval of PT-001341-2024|PR-000415-2023, Conditional Final Plat for Aspen Ridge Business Park North, 8.99 acres, O N (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022 to PUD-001405-2024/CG (Commercial General) and CN (Commercial Neighborhood)/SP-000408-2022, one-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)

Background:

Applicant: Route 66 Engineering
Owner: Oaktrust Development, Brian Daniel
Developer: Oaktrust Development, Brian Daniel
Engineer: Route 66 Engineering
Location: One-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)
Size of Tract 8.99 acres
Number of Lots: 7
Present Zoning: ON (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022
Proposed Zoning: PUD-001405-2024/CG (Commercial General) and PUD-001405-2024/CN (Commercial Neighborhood)/SP-000408-2022
Comp Plan: Level 3 (Transitional Area)

PT-001341-2024, the conditional final plat for Aspen Ridge Business Park North, contains 7 lots on 8.99 acres. This property is located one-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)

BAZ-001008-2023, a request to change the zoning designation on 8.99 acres from ON (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022 to CG (Commercial General) and CN (Commercial Neighborhood)/SP-000408-2022 was approved by City Council on October 17, 2023. After the approval of BAZ-001008-2023, staff realized that a private road can only be done with a (Planned Unit Development (PUD)). PUD-001405-2024 is being heard concurrently by Planning Commission today on April 11, 2024.

Access to this plat is through two existing street cuts on the east side of Aspen, and the northernmost street cut will be placed in a reserve space for a private street to provide access to Blocks 2 and 3. All driveways are required to meet the distance and off-set requirements of the zoning ordinance.

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow.

Attachments:

Conditional Final Plat
Checklist

Recommendation:

Staff recommends PT-001341-2024|PR-000415-2023, the Conditional Final Plat for Aspen Ridge Business Park North, be approved subject to the attached checklist and approval of PUD-001405-2024 by the City Council.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel


HMB

P02: Please add subdivision statistics showing the total acreage and number of lots.

E01
Complete the DD number
when assigned.

P01: Please include approved date (if approved)

P03: Please include a LNA along South Aspen Avenue, and show both existing street cuts as AO.



A along
d show
s AO.

Attest: City Clerk

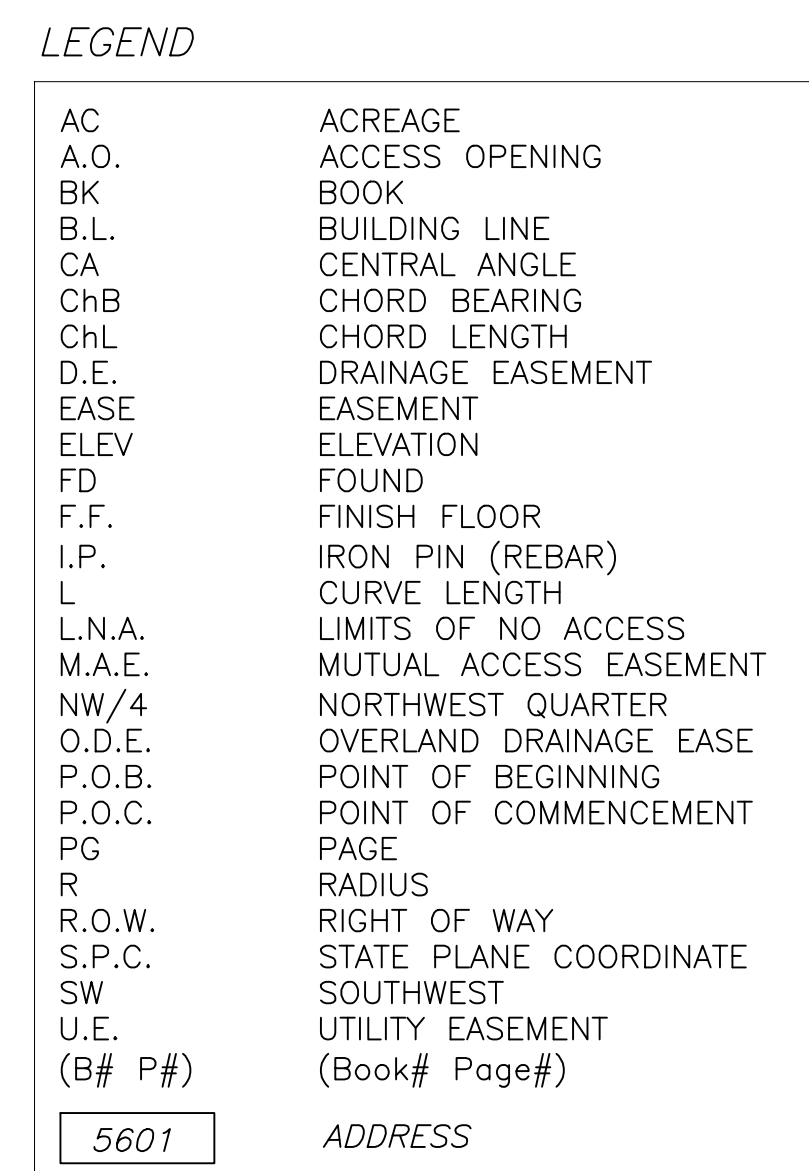
ASPEN RIDGE BUSINESS PARK NORTH

ASPEN RIDGE
BUSINESS PARK

The review of the Conditional Final Plat is complete and all comments shall to be addressed as part of the Final Plat submittal using the Final Plat Application.

Any revisions submitted with the Conditional Final Plat application will not be reviewed.

Any comments that have not been addressed must have an explanation provided in the Comment Response Letter uploaded with the final plat application.



ASPEN RIDGE NORTH BUSINESS PARK NORTH
CONDITIONAL FINAL PLAT -MARCH 25 , 2024
Sheet 1 of 2
(PR-000415-2023)

CONDITIONAL FINAL PLAT

ASPEN RIDGE BUSINESS PARK NORTH

AN ADDITION TO THE CITY OF BROKEN ARROW, BEING A REPLAT OF LOT 1 OF BLOCK 1 "CORE CHURCH AT ASPEN CREEK"
TOGETHER WITH A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, T18N, R14E,
INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS
ASPEN RIDGE BUSINESS PARK
PUD-324B

KNOW ALL MEN BY THESE PRESENTS:
WHEREAS, S3 BA NORTH, LLC is the sole owner in fee simple, hereinafter referred to as the "Developer" of the following described real property in Tulsa County, State of Oklahoma, (the "Property") to-wit;

A Part of lot One (1) of block One (1) OF "CORE CHURCH AT ASPEN CREEK", an addition to the city of Broken Arrow, Tulsa County, State of Oklahoma, filed as plat #6573 at the office of the Tulsa County Clerk, being more particular described as follows; Beginning at the Southwest corner of said lot One (1); Thence along the West line of said lot One (1), N00°05'22"E a distance of 583.50 feet; Thence S89°54'38"E a distance of 193.40 feet; Thence S51°58'21"E a distance of 542.70 feet; Thence N37°56'17"E a distance of 145.50 feet; Thence S89°54'38"E a distance of 200.00 feet; Thence along the East line of said lot One (1), S00°05'22"W a distance of 365.00 feet; Thence along the South line of said lot ONE (1), N89°53'38"W a distance of 910.69 feet to the Point of Beginning.

Having an area of 391691 Square Feet or 8.9920 Acres.

Bearings based on the platted lines of "CORE CHURCH AT ASPEN CREEK", An addition to the city of Broken Arrow, Filed as plat #6573 at the office of the Tulsa County Clerk

and hereby certify that they have caused to be surveyed, staked and platted in conformity to the attached plat, which is hereby adopted as the plat of the above land, under the name of 'ASPEN RIDGE BUSINESS PARK', an addition to the City of Broken Arrow, Tulsa County, State of Oklahoma.

SECTION I. STREETS, EASEMENTS, AND UTILITIES.

1. The Owner does hereby dedicate to the public the utility easements designated as "U/E" or "Utility Easement" for the several purposes of constructing, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters, and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner hereby reserves the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer services to the area included in the plat. The Owner herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the City of Broken Arrow, Oklahoma, and by the supplier of any affected utility service, that is within the utility easements depicted on the accompany plat. No building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes of an easement shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping and customary screening fences that do not constitute an obstruction. Private service lines and private storm sewer lines may cross the public utility easements but not be located in the easement and run parallel inside the easement. Franchise utilities defined in section 1.2 may be located in the public utility easements.

2. ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE. In connection with the installation of underground electric, telephone, cable television and natural gas service, the lot is subject to the following:

- a. Overhead pole lines for the supply of electric, telephone and cable television service may be located within the perimeter easements of the subdivision. Street light poles or standards may be served by overhead line or underground cable and elsewhere throughout the Subdivision. All supply lines including electric, telephone, cable television and gas lines shall be located underground in the easement ways dedicated for the general utility services and in the right-of-ways of the public streets, as depicted on the attached plat. Service pedestal and transformers, as sources of supply of secondary voltages, may also be located in said easement-ways.

- b. Except for buildings on the lot described in paragraph "a" above, which may be served from overhead electric service lines, underground service cables and gas service lines to all buildings which may be located in the Subdivision may be run from the nearest gas main, service pedestal or transformer to the point of usage determined by the location and construction of such building as may be located upon said lot: provided that upon that the installation of such a service cable or a gas service line to a particular building, the supplier of service shall thereafter be deemed to have a definitive, permanent, and effective right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable or gas line, extending from the service pedestal transformer or gas main to the service entrance on the building.

- c. The supplier of electric, telephone, cable television and gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat to the Subdivision or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas service facilities so installed by it.

- d. The owner of ASPEN RIDGE BUSINESS shall be responsible for the protection of the underground electric, telephone, cable television or gas service lines located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or gas service line facilities. The supplier of service will be responsible for the ordinary maintenance of underground facilities, but the owner of ASPEN RIDGE BUSINESS PARK will pay for damage or relocation so such facilities caused or necessitated by acts of such owner of his agents or contractors.

- e. The foregoing covenants set forth in this paragraph "2" shall be enforceable by each supplier of the electric, telephone, cable television or gas service and the owner of the lot agrees to be bound hereby.

- f. ONG's easement(s) recorded in Book 4378, Page 582 to remain in full force and effect. ONG's easement(s) pre-date the right-of-way dedication in this plat may prohibit or limit certain uses of ONG's right-of-way, including paving, other utility lines, and permanent structures, without ONG's prior written consent.

3. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- a. Owner of the each Lot shall be responsible for the protection of the public water mains, sanitary sewer mains, and storm sewers located on their lot.
- b. Within the utility easements areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main, sanitary sewer main, or storm sewer or any construction activity which would interfere with public water mains, sanitary sewer mains, and storm sewers shall be prohibited.

- c. The City of Broken Arrow, Oklahoma, or its successors, shall be responsible for ordinary maintenance of public water mains, sanitary sewer mains, and storm sewers, but the Owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the Owner his agents or contractors.

- d. The City of Broken Arrow, Oklahoma, or its successors, shall at all times have right of access to all easements depicted on the accompanying plat, or otherwise provided for in this Deed of Dedication, for the purpose of installing, maintaining, removing or replacing any portion of underground water, sanitary sewer or storm sewer facilities.

- e. All private storm sewer is the responsibility of the lot owner.

- f. The foregoing covenants set forth in the above paragraphs shall be enforceable by the City of Broken Arrow, Oklahoma, or its successors, and the Owners of the Lots agrees to be bound.

4. OWNER RESPONSIBILITY WITHIN EASEMENTS.

The owner of the ASPEN RIDGE BUSINESS PARK NORTH shall be responsible for the repair and replacement of any landscaping and paving within the utility easements on the plat in the event it is necessary to install, maintain, replace or remove any underground water or sewer mains, electric, gas service lines, cable television, telephone service.

5. LAND USE.
All construction is to be strictly according to the City of Broken Arrow, Oklahoma, zoning codes.

6. SIDEWALKS
Sidewalks are required along streets designated by and in accordance with subdivision regulations. Required sidewalks shall be constructed in conformance with City of Broken Arrow Engineering design standards, by the Owner/Developer of each lot. Sidewalks will be constructed at the time a building permit is issued on a lot.

7. LOT SURFACE DRAINAGE
Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from public streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot.

8. BUILDING MATERIALS
Building designs, facades and materials shall comply with the minimum standards set forth in all applicable City of Broken Arrow ordinances and regulations.

9. LANDSCAPED AREA AND SCREENING
All landscaping and screening shall meet or exceed the requirements and ordinances of the City of Broken Arrow.

10. RESERVE AREAS
Reserve "A" is an Area designated for a private drive and shall be maintained by the owner/developer.

11. MUTUAL ACCESS EASEMENTS

Mutual access easements, depicted as "MUTUAL ACCESS EASEMENT" and connecting each lot on the accompanying plat, are hereby established for the purposes of permitting vehicular and pedestrian access to and from the streets and areas adjacent to and within the "Property". Such easement shall be for the mutual use and benefit of owners of lots within the "Property", their respective guests, invitees, successors and assigns, and shall be appurtenant to each affected lot owner, provided governmental agencies and the suppliers of utility services shall have the reasonable use of such easements incidental to the provision of services to the lots within the "Property".

- G. LIMITS OF NO ACCESS

The owner hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to the streets as depicted on this plat as "LIMITS OF NO ACCESS" (LNA). Limits of access and no access may be amended or released by the Broken Arrow Planning Commission, or its successor and with the approval of the City of Broken Arrow.

ACCESS AND CIRCULATION

Primary access to the site shall be provided through two existing access drives onto Aspen Avenue. Final plans for access will be determined during the platting process.

Driveways along Aspen Avenue are existing and no new driveways allowed off of Aspen Avenue, except existing drives currently in use.

Sidewalks are existing along the Aspen Avenue frontage. Sidewalks along streets shall be constructed by the developer of each lot at the time of development and in accordance with the City of Broken Arrow Subdivision Regulations. Sidewalks shall be a minimum of five feet in width. ADA compliant, and shall tie into other sidewalks abutting the site boundaries. Any sidewalks which are proposed outside of the public right-of-way shall be placed in a public sidewalk easement.

SECTION III. TERM, AMENDMENT, AND ENFORCEMENT.

1. The covenants and restrictions set forth herein shall be covenants which shall run with the land and which shall be binding upon and enforceable by the owner, its successors, grantees and assigns, by the beneficiaries of the covenants set forth in Section I hereof with respect to such covenants only, for a period of twenty (20) years, at which time such covenants and restrictions shall be extended for successive periods of ten (10) years. The covenants and restrictions may be amended or modified at any time by the S3 BA NORTH, L.L.C.
2. S3 BA NORTH, L.L.C., reserves the right in its sole discretion and without joinder of any party to amend, revise or abolish any one or more of the above covenants and restrictions by instrument duly executed and acknowledged by Oaktrust Development, L.L.C. and filed in the County Clerk's office in the Court House of Tulsa County, Oklahoma.

In witness whereof _____ has executed this instrument on this _____ day of _____, 2024.

S3 BA NORTH, LLC
an Oklahoma Limited Liability Company

By: _____
Managing Member

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

This instrument was acknowledged before me on this _____ day of _____, 2024, by _____ for Oaktrust Development, L.L.C.

Notary Public

My Commission expires: _____

CERTIFICATE OF SURVEY

I, Russell M. Muzika, of GEODECA LLC, A Licensed Professional Land Surveyor in the State of Oklahoma do hereby certify that I have carefully and accurately surveyed, subdivision, and platted the tract of land described above and that the accompanying plat designated herein as "ASPEN RIDGE BUSINESS PARK" an Addition to the City of Broken Arrow, Tulsa County, State of Oklahoma is a true representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the practice of land surveying.

Executed this _____ Day of _____, 2024

Russell M. Muzika
Professional Land Surveyor Okla. #1603
GEODECA LLC CA #5524
Renewal June 30, 2024

State of Oklahoma)
County of Tulsa) SS.

This instrument was acknowledged before me on


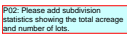

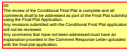
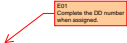

This ____ Day of _____, 2024.

By Russell M. Muzika
GEODECA LLC, An Oklahoma Corporation


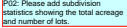

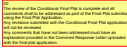
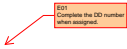

NOTARY PUBLIC _____

COMMISSION NO. / EXPIRATION DATE

Checklist_Markup Summary

Architect (3)		
	Subject: Architect Page Label: [1] PG1 Author: Henry	P01: Please include approved date (if approved)
	Subject: Architect Page Label: [1] PG1 Author: Henry	P02: Please add subdivision statistics showing the total acreage and number of lots.
	Subject: Architect Page Label: [1] PG1 Author: Henry	P03: Please include a LNA along South Aspen Avenue, and show both existing street cuts as AO.
CFP Review (1)		
	Subject: CFP Review Page Label: [1] PG1 Author: ADMIN	00 The review of the Conditional Final Plat is complete and all comments shall to be addressed as part of the Final Plat submittal using the Final Plat Application. Any revisions submitted with the Conditional Final Plat application will not be reviewed. Any comments that have not been addressed must have an explanation provided in the Comment Response Letter uploaded with the final plat application.
Jason Comments (2)		
	Subject: Jason Comments Page Label: [1] PG1 Author: jdickeson	E01 Complete the DD number when assigned.
	Subject: Jason Comments Page Label: [1] PG1 Author: jdickeson	E02 Label the reserve and include the Reserve letter in the following note will need to be added to the face of the plat "The streets in Reserve "_" are not eligible to be dedicated to the city do to the limiting width of the reserve and are not in compliance with the Engineering Design Criteria Manual"
(268)		
	Subject: Page Label: [1] PG1 Author: AutoCAD SHX Text	West Line of the Northwest Quarter
	Subject: Page Label: [1] PG1 Author: AutoCAD SHX Text	(S00°05'22"W OKLA. SPC NORTH GRID BEARING)

3. Checklist

Architect (3)		
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	Subject: Page Label: [1] PG1 Author: AutoCAD SHX Text	(S00°05'22"W OKLA. SPC NORTH GRID BEARING)



City of Broken Arrow

Request for Action

File #: 24-485, Version: 2

**Broken Arrow Planning Commission
04-11-2023**

To: Chairman and Commission Members
From: Community Development Department
Title: Approval of a modification to Section 4.1(n) of the Land Subdivision Code for 3854 North 9th Street, approximately 3 acres, 1 lot, A-1 (Agricultural), one-quarter mile south of New Orleans Street (101st Street), directly west of 9th Street (Lynn Lane Road)

Background:

Ed and Dena Kephart are constructing a single-family residence at 3854 South Lynn Lane Road. The property is located approximately one-quarter mile south of New Orleans Street (101st Street), directly west of 9th Street (Lynn Lane Road). This property has approximately 200-feet of frontage onto Lynn Lane. According to aerial images, no sidewalks exist on the properties to the north, south, or west of this property.

The area where this property is located is semi-rural and currently no sidewalks exist. On behalf of the property owner, City staff request a modification to Section 4.1(n) of the Land Subdivision Code and waive the sidewalk requirement along the street frontage of their property.

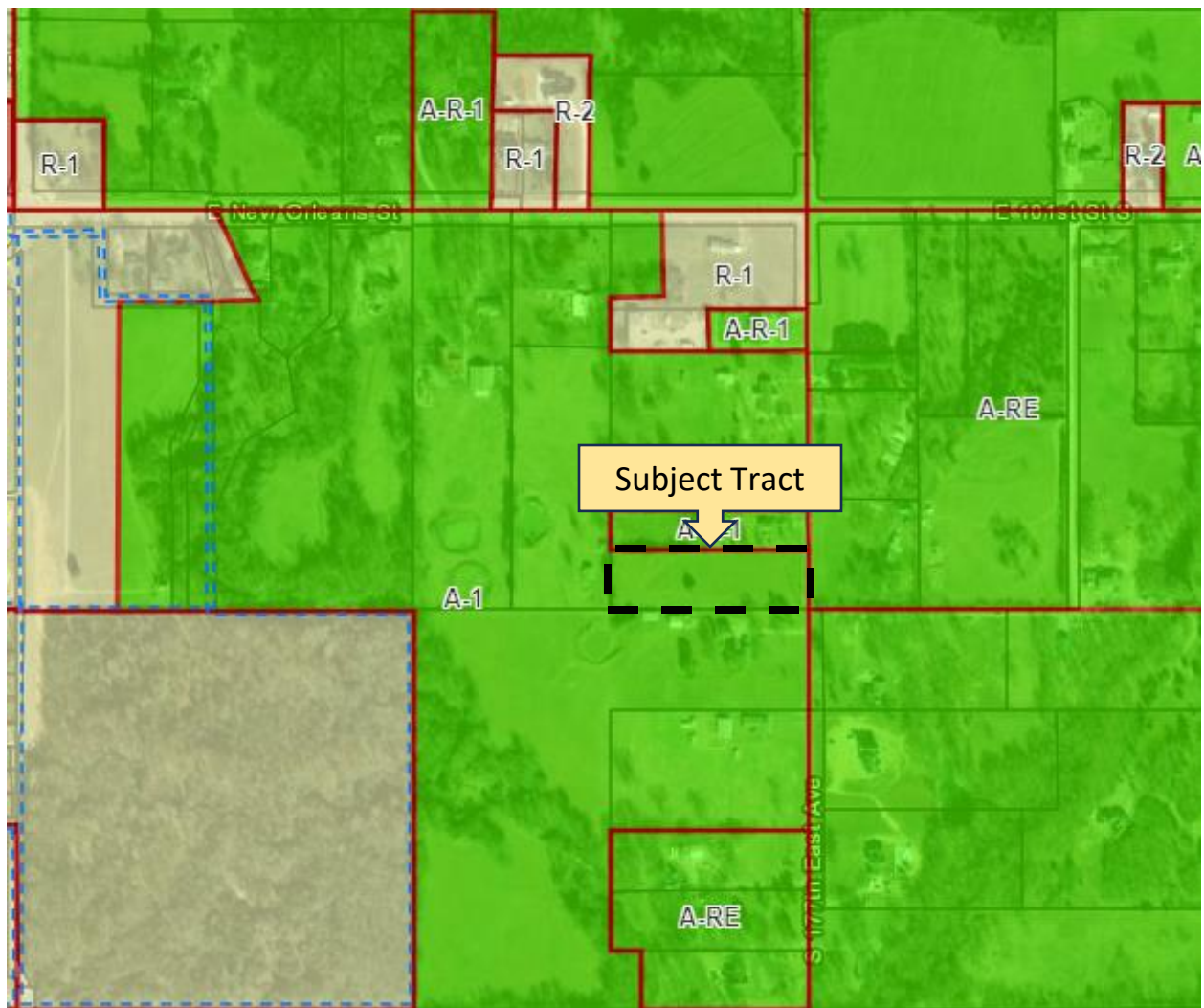
Attachments: Case Map
Aerial Map
Request

Recommendation:

Staff recommends a modification to Section 4.1(n) of the Subdivision Regulations be approved for 3854 North 9th Street.

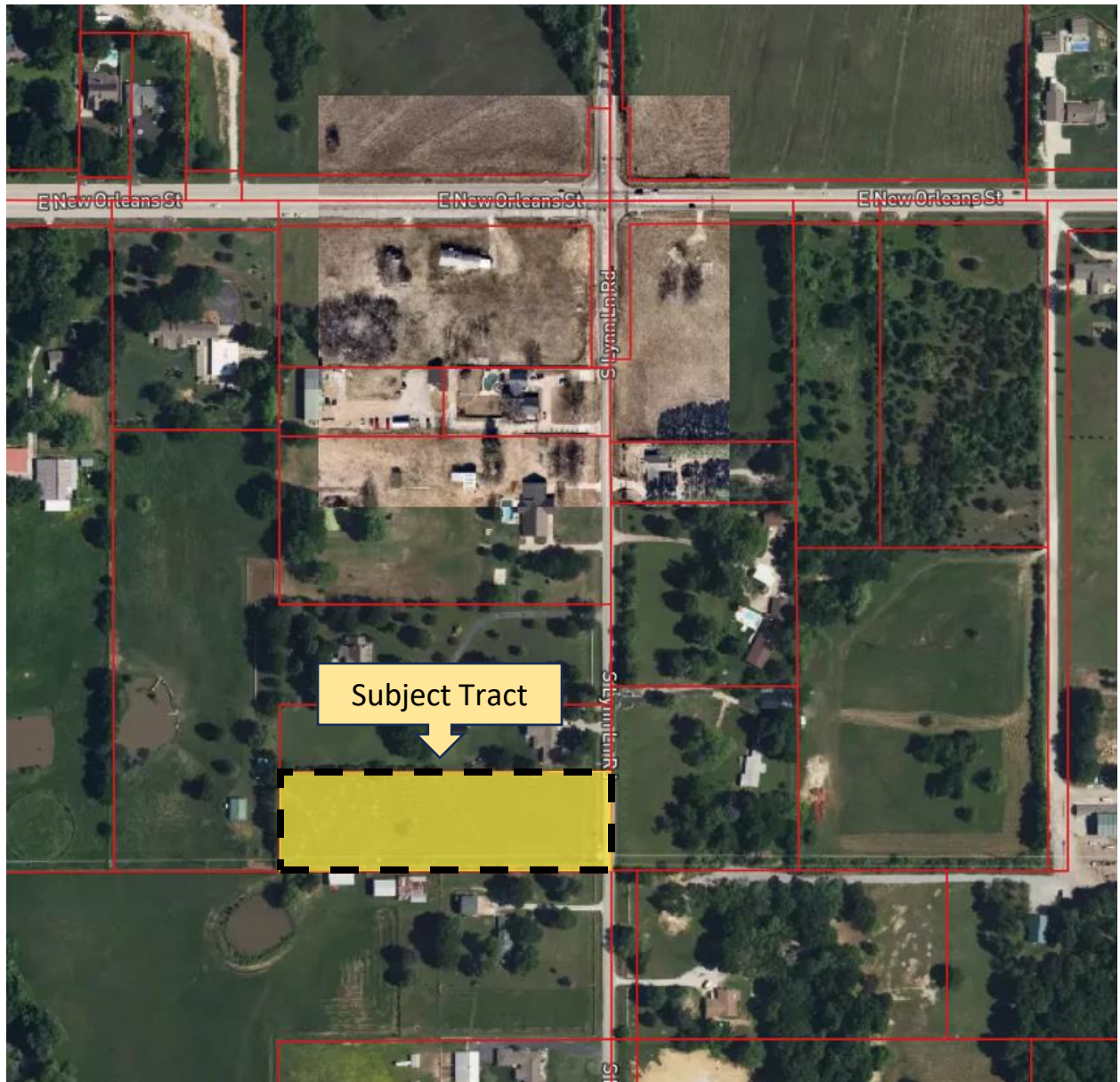
Reviewed by: Amanda Yamaguchi

Approved by: Grant Rissler



Sidewalk Waiver Request

3854 North 9th Street



Sidewalk Waiver Request

3854 North 9th Street

Dena Kephart

This is a request to obtain a sidewalk waiver for our new construction build at 3854 North 9th Street, Broken Arrow, Oklahoma. We request that you consider a waiver for the following reasons:

- There are currently no plans that would make a sidewalk useful.
- It would be a sidewalk to no where. It would not extend past our property line in either direction in the foreseeable future.
- There would not be a benefit for anyone.
- There is no other sidewalk along 9th Street on either side in this mile.
- If installed now, it will most likely be in need of replacement by the time any neighbors connect to it.
- This property is not in a subdivision.
- We would be happy to install a sidewalk at the time that it would be beneficial.
- The intersection at 101st and Lynn Lane was recently widened. The construction included no sidewalks or crosswalks.

We appreciate your consideration and await your decision.



City of Broken Arrow

Request for Action

File #: 24-489, Version: 1

**Broken Arrow Planning Commission
4-11-2024**

To: Chairman and Commission Members
From: Community Development Department
Title:

Approval of LOT-001391-2024, Christian Brothers Automotive, 4.09 acres, CG (Commercial General)/SP-001224-2023, north of the northwest corner of County Line (South 193rd East Avenue), and East Albany Street (East 61st Street)

Background:

Applicant: Jennifer Goldman
Owner: Christian Brothers Automotive
Developer: Christian Brothers Automotive
Engineer: Tim Terral (TEP)
Location: North of the northwest corner of County Line (South 193rd East Avenue), and East Albany Street (East 61st Street)
Size of Tract 4.09 acres
Number of Lots: 2
Present Zoning: CG via BAZ-1643
Proposed Zoning: CG (Commercial General)/SP-000408-2022
Comp Plan: Level 4 (Commercial/Employment Nodes)

LOT-001391-2024 is a request to split the 4.09-acre tract into a southern parcel of 1.5-acres, and a northern parcel of 2.59 acres. The property is located approximately north of the northwest corner of County Line (South 193rd East Avenue), and East Albany Street (East 61st Street) and is currently un-platted.

BAZ-1643 was a request to change the zoning on this property (as well as the surrounding property, the case map is included in the packet) from A-1 (Agriculture) to CG (Commercial General). BAZ-1643 was approved by City Council on July 6th, 2004, subject to the property being platted. This property has never been platted.

On February 6th, 2024, City Council approved SP-001224-2023, and implemented BAZ-1643. This means that the property is zoned CG/SP-001224-2023, but a building permit will not be released until the property is platted.

The Commercial General (CG) zoning district requires 200' of frontage, with no minimum lot size. Both lots being created by this lot split meet this requirement.

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain.

LOT-001391-2024 was discussed by the Technical Advisory Committee on April 2, 2024. Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma (PSO), Windstream, and Cox Communications did not indicate any issues with the proposed lot split.

Attachments:

Case map
Aerial
Exhibit

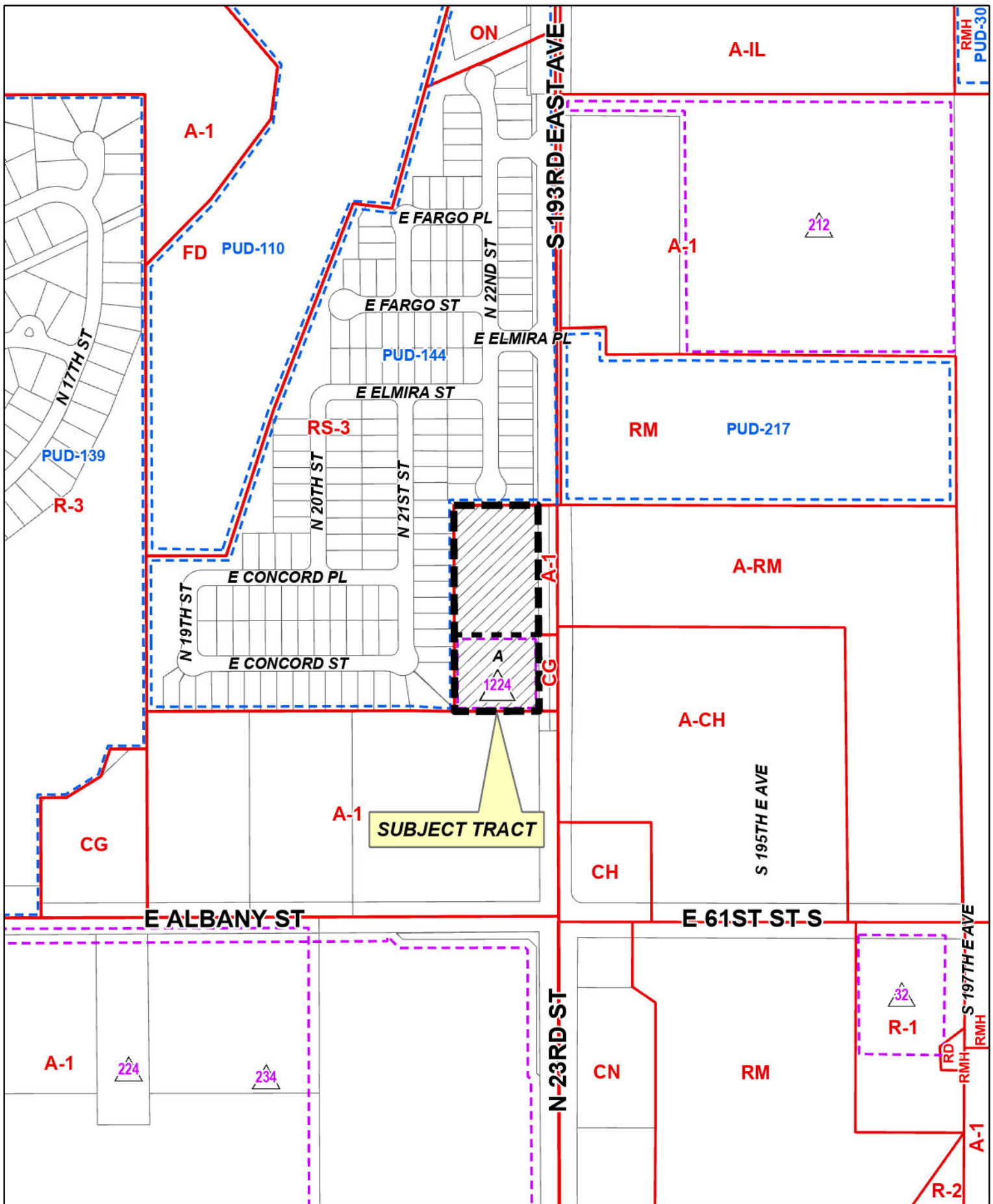
Recommendation:

Staff recommends that LOT-001391-2024 be approved, subject to new warranty deeds for all parcels being brought simultaneously to the Planning & Development Division to be stamped prior to being recorded in Tulsa County.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

HMB





Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2023



Subject
Tract

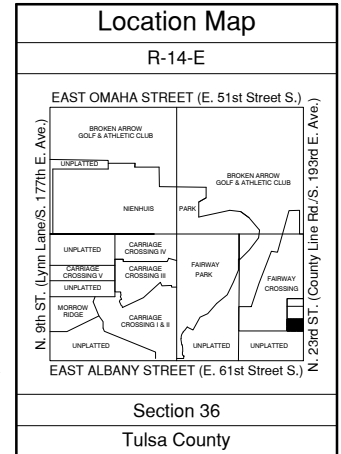
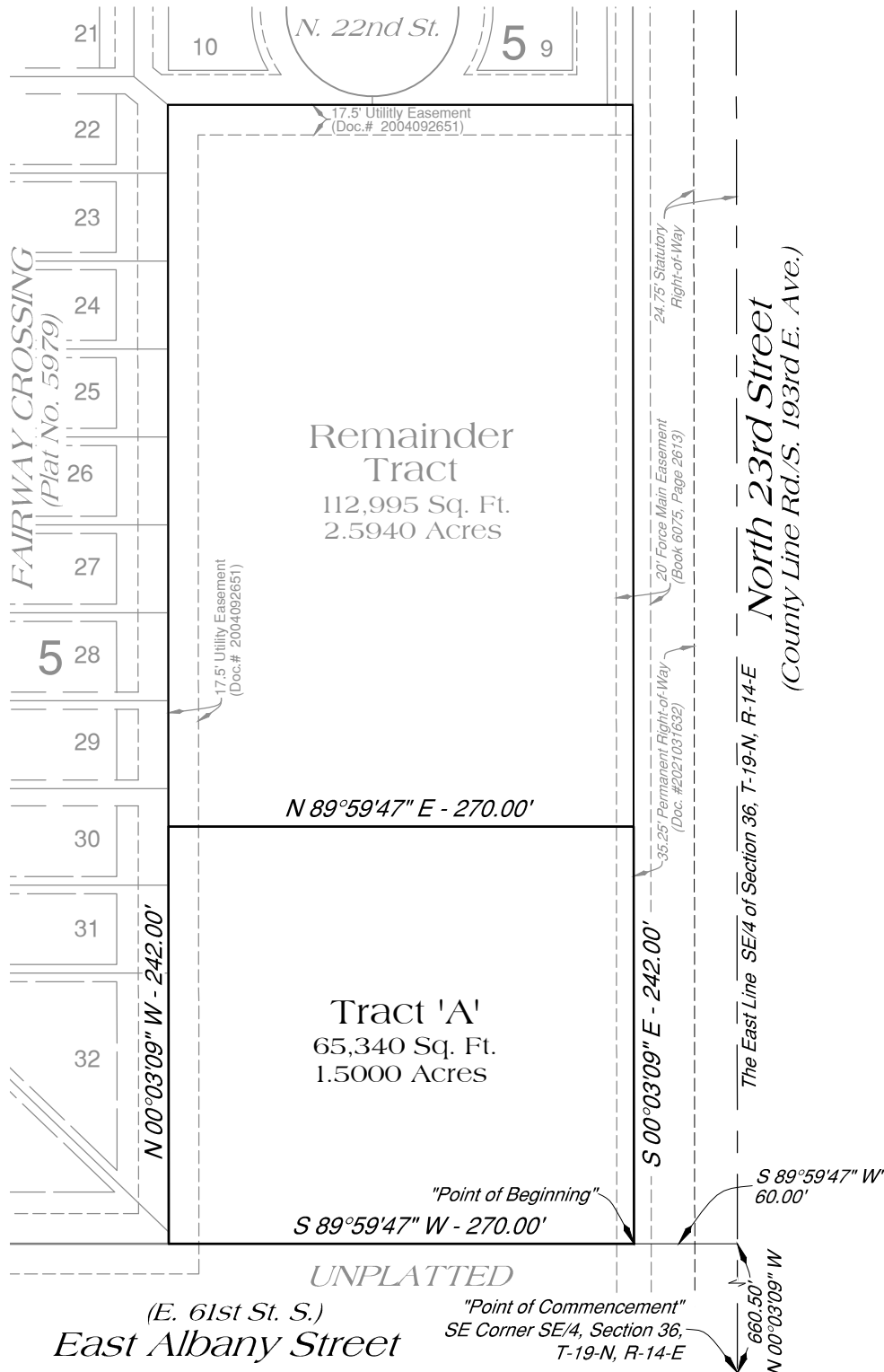
LOT-001391-2024

0 100 200 400
Feet

36 19-14



Exhibit "A"



Tract 'A'
Sheet 1 of 2



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 22-039.00
Scale: 1" = 100'
Date: 3/06/2024

Exhibit "A"

Legal Description

A tract of land contained within the SE/4 of Section 36, T-19-N, R-14-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Commencing at the southeast corner of said SE/4;

Thence N 00°03'09" W, along the east line of said SE/4, a distance of 660.50 feet;

Thence S 89°59'47" W, parallel with the south line of said SE/4, a distance of 60.00 feet to the "Point of Beginning", said point being on the west line of Permanent Right-of-Way, Doc. No. 2021031632, as filed in the office of the Tulsa County Clerk;

Thence continuing S 89°59'47" W, parallel with the south line of said SE/4, a distance of 270.00 feet to the south-southeast corner of Fairway Crossing, an addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, Plat No. 5979, as filed in the office of the Tulsa County Clerk;

Thence N 00°03'09" W, along the east line of said Plat No. 5979, a distance of 242.00 feet;

Thence N 89°59'47" E a distance of 270.00 feet to a point on the west line of said Permanent Right-of-Way;

Thence S 00°03'09" E, along said west line, a distance of 242.00 feet to the "Point of Beginning".

Said tract contains 65,340 square feet or 1.5000 acres.

The non-astronomic bearings for said tract are based on an assumed bearing of S 89°59'47" W along the south line of the SE/4 of Section 36, T-19-N, R-14-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

Certificate

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com

Telephone: (918) 252-9621



Tract 'A'

Sheet 2 of 2



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 22-039.00

Scale: N/A

Date: 3/06/2024



City of Broken Arrow

Request for Action

File #: 24-493, **Version:** 1

Broken Arrow Planning Commission
04-11-2024

To: Chairman and Commission Members
From: Community Development Department
Title:

Approval of LOT-001379-2024 (Lot Split), Quail Hollow Lot Split, 2.4689 acres, CN (Commercial Neighborhood), located one-eight mile south of East Albany Street (61st Street), one-eight mile east of County Line Road (193rd E. Avenue).

Background:

Applicant: Tim Terral
Owner: Steve Robbins
Developer: Tulsa Engineering & Planning
Surveyor: Tulsa Engineering & Planning
Location: Located one-eight mile south of East Albany Street (61st Street), one-eight mile east of County Line Road (193rd E. Avenue)
Size of Tract 2.4689 acres
Number of Lots: 2 proposed
Zoning: CN (Commercial Neighborhood)
Comp Plan: Level 4 (Commercial/Employment Nodes)

Lot Split request LOT-001379-2024 involves 2.4689 acres. The proposal will create a north lot of 1.013 acres, and a south lot of 1.455 acres. The property, which is located one-eight mile south of East Albany Street (61st Street), one-eight mile east of County Line Road (193rd E. Avenue) is currently un-platted.

According to FEMA Maps, none of this property is located within the 100-year floodplain.

LOT-001379-2024 was discussed by the Technical Advisory Committee on March 2, 2024. Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma (PSO), Windstream, and Cox Communications did not indicate any issues with the proposed lot split.

Attachments: Case map
Aerial
Exhibit
Legal Description

Recommendation:

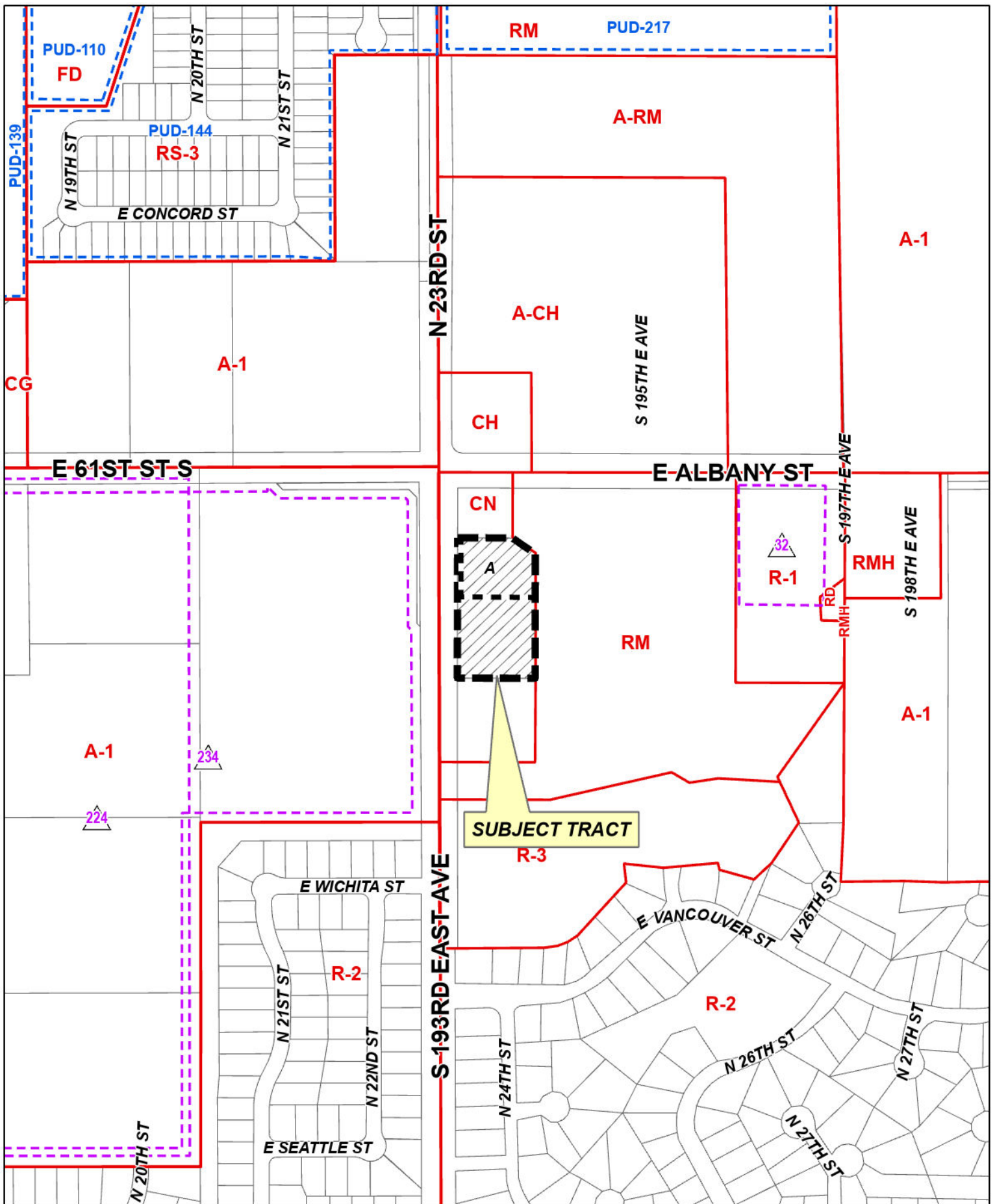
Staff recommends LOT-001379-2024 be approved, subject to new warranty deeds for both parcels being brought simultaneously to the Planning & Development Division to be stamped prior to being recorded in

Wagoner County.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

CBC





Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2023



Subject
Tract

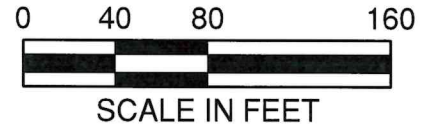
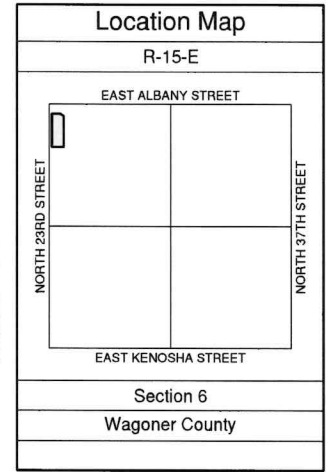
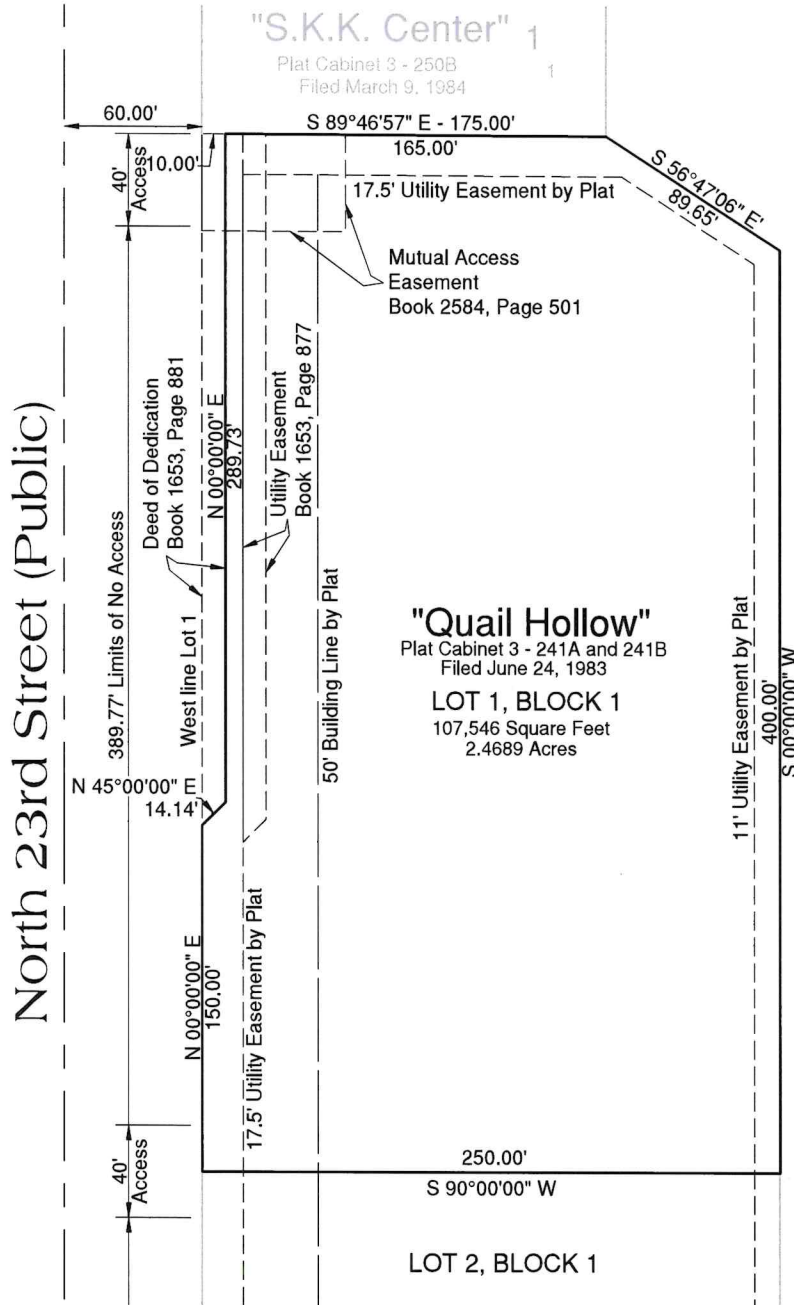
LOT-001379-2024

0 100 200 400
Feet

06 18-15



Exhibit "A"



"Quail Hollow"
Plat Cabinet 3 - 241A and 241B
Filed June 24, 1983
1 3

PARENT TRACT

Sheet 1 of 2

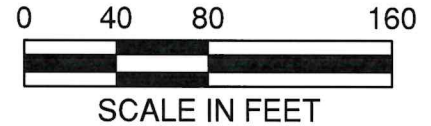
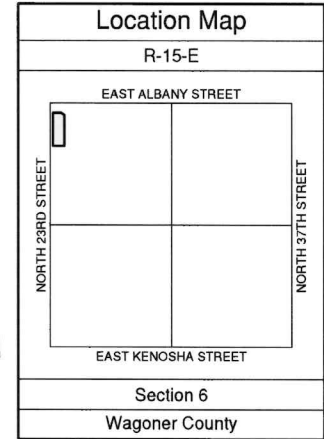
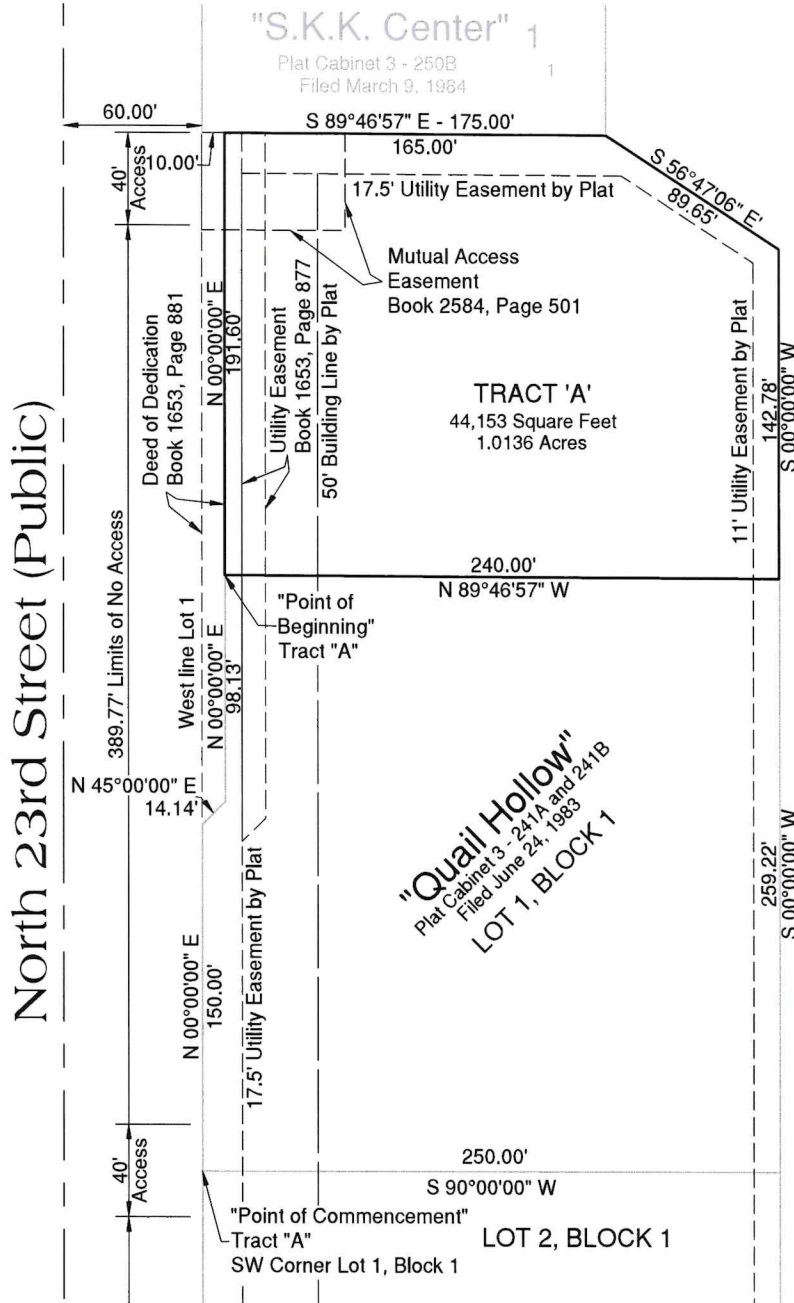


Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 22-046
Scale: 1" = 80'
Date: 4/03/2024

Exhibit "A"



"Quail Hollow"
Plat Cabinet 3 - 241A and 241B
Filed June 24, 1983

TRACT "A"

Sheet 1 of 2

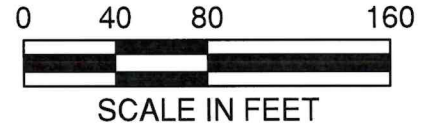
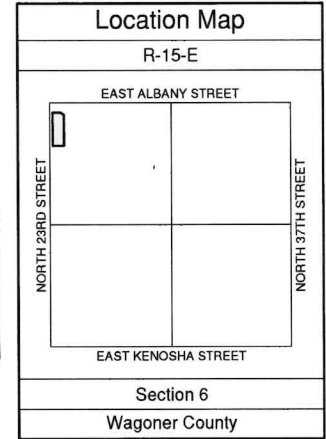
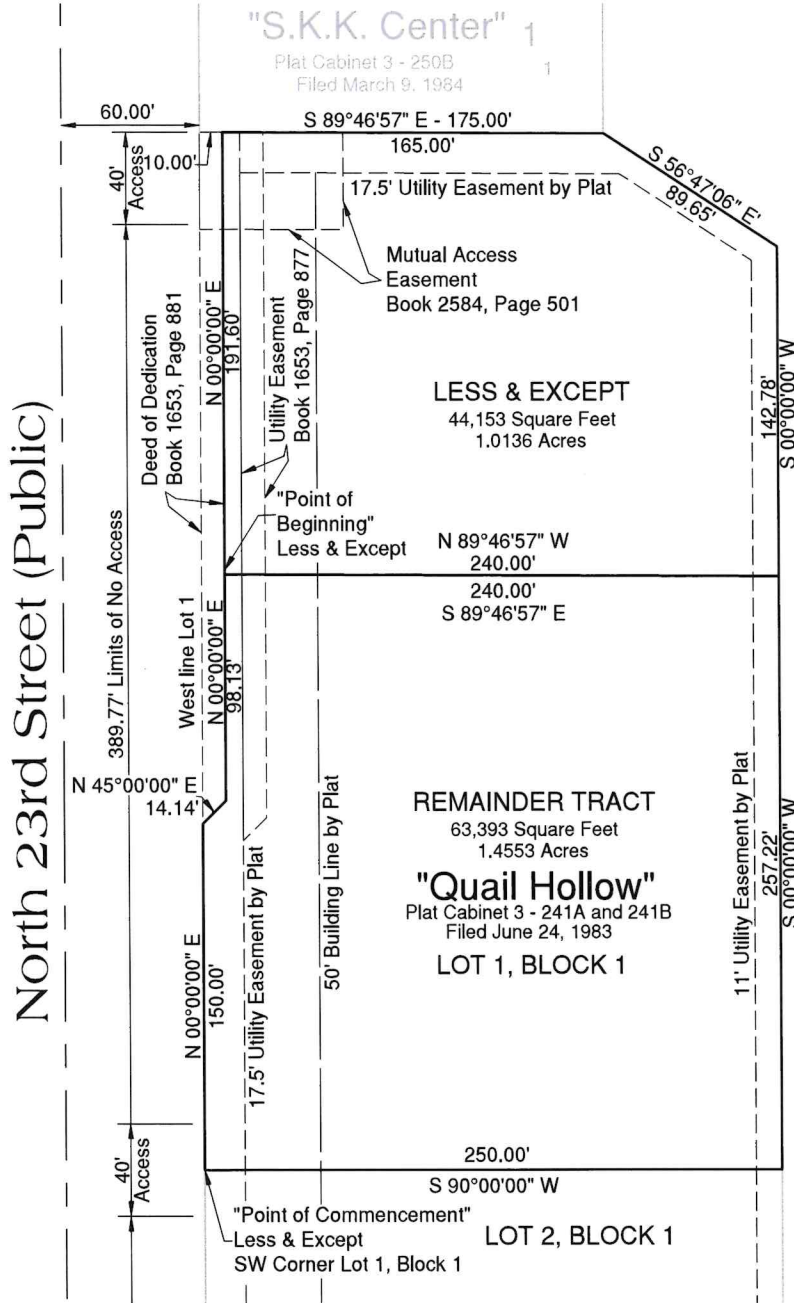


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 9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
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 Civil Engineering, Land Surveying, Land Planning
 Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 22-046
 Scale: 1" = 80'
 Date: 3/04/2024

Exhibit "A"



"Quail Hollow"
Plat Cabinet 3 - 241A and 241B
Filed June 24, 1983

REMAINDER TRACT

Sheet 1 of 2



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 22-046
Scale: 1" = 80'
Date: 3/04/2024

Quail Hollow, Lot 1/Block 1
Lot Split
Tract 'A' - Legal Description

A tract of land contained within Lot 1, Block 1, "QUAIL HOLLOW", an addition to the City of Broken Arrow, Wagoner County, State of Oklahoma, as filed in Plat Cabinet 3, 241A and 241B, in the office of the Wagoner County Clerk, being more particularly described as follows:

Commencing at the southwest corner of said Lot 1;

Thence N 00°00'00" E, along the west line of said Lot 1, a distance of 150.00 feet to the southwest corner of Deed of Dedication, Book 1653, Page 881, as filed in the office of the Wagoner County Clerk;

Thence N 45°00'00" E, along the southerly line of said Deed of Dedication, a distance of 14.14 feet;

Thence N 00°00'00" E, along the east line of said Deed of Dedication, a distance of 98.13 feet to the "Point of Beginning";

Thence N 00°00'00" E, continuing along said east line, a distance of 191.60 feet to a point on the north line of said Lot 1, said point being 10.00 feet east of the northwest corner of said Lot 1;

Thence S 89°46'57" E, along said north line, a distance of 165.00 feet;

Thence S 56°47'06" E, along the northeasterly line of said Lot 1, a distance of 89.65 feet;

Thence S 00°00'00" W, along the east line of said Lot 1, a distance of 142.78 feet;

Thence N 89°46'57" W a distance of 240.00 feet to the "Point of Beginning".

Said tract contains 44,153 square feet or 1.0136 acres.

The non-astronomic bearings for said tract are based on the recorded plat of "QUAIL HOLLOW", an addition to the City of Broken Arrow, Wagoner County, State of Oklahoma, as filed in Plat Cabinet 3, 241A and 241B, in the office of the Wagoner County Clerk.

Quail Hollow, Lot 1/Block 1
Lot Split
Remainder Tract - Legal Description

Lot 1, Block 1, "QUAIL HOLLOW", an addition to the City of Broken Arrow, Wagoner County, State of Oklahoma, as filed in Plat Cabinet 3, 241A and 241B, in the office of the Wagoner County Clerk, Less and Except Deed of Dedication, Book 1653, Page 881, as filed in the office of the Wagoner County Clerk;

LESS AND EXCEPT:

A tract of land contained within Lot 1, Block 1, "QUAIL HOLLOW", an addition to the City of Broken Arrow, Wagoner County, State of Oklahoma, as filed in Plat Cabinet 3, 241A and 241B, in the office of the Wagoner County Clerk, being more particularly described as follows:

Commencing at the southwest corner of said Lot 1;

Thence N 00°00'00" E, along the west line of said Lot 1, a distance of 150.00 feet to the southwest corner of Deed of Dedication, Book 1653, Page 881, as filed in the office of the Wagoner County Clerk; Thence N 45°00'00" E, along the southerly line of said Deed of Dedication, a distance of 14.14 feet; Thence N 00°00'00" E, along the east line of said Deed of Dedication, a distance of 98.13 feet to the "Point of Beginning"; Thence N 00°00'00" E, continuing along said east line, a distance of 189.60 feet to a point on the north line of said Lot 1, said point being 10.00 feet east of the northwest corner of said Lot 1; Thence S 89°46'57" E, along said north line, a distance of 165.00 feet; Thence S 56°47'06" E, along the northeasterly line of said Lot 1, a distance of 89.65 feet; Thence S 00°00'00" W, along the east line of said Lot 1, a distance of 142.78 feet; Thence N 89°46'57" W a distance of 240.00 feet to the "Point of Beginning".

Less and Except tract contains 44,153 square feet or 1.0136 acres.

Remainder Tract contains 63,393 square feet or 1.4553 acres.

The non-astronomic bearings for said tract are based on the recorded plat of "QUAIL HOLLOW", an addition to the City of Broken Arrow, Wagoner County, State of Oklahoma, as filed in Plat Cabinet 3, 241A and 241B, in the office of the Wagoner County Clerk.



City of Broken Arrow

Request for Action

File #: 24-486, Version: 1

**Broken Arrow Planning Commission
04-11-2024**

To: Chairman and Commission Members
From: Community Development Department
Title:

Public hearing, consideration, and possible action regarding PUD-001405-2024, Planned Unit Development (PUD) for Aspen Ridge Business Park North, 8.99 acres, O N (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022 to PUD-001405-2024/CG (Commercial General) and CN (Commercial Neighborhood)/SP-000408-2022, one-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)

Background:

Applicant: Route 66 Engineering
Owner: Oaktrust Development, Brian Daniel
Developer: Oaktrust Development, Brian Daniel
Engineer: Route 66 Engineering
Location: One-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)
Size of Tract 8.99 acres
Number of Lots: 7
Present Zoning: ON (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022
Proposed Zoning: PUD-001405-2024/CG (Commercial General) and PUD-001405-2024/CN (Commercial Neighborhood)/SP-000408-2022
Comp Plan: Level 3 (Transitional Area)

PUD-001405-2024 is a proposed Planned Unit Development (PUD) for Aspen Ridge Business Park North, contains 7 lots on 8.99 acres. This property is located one-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue). PT-001341-2024 is the conditional final plat for this project, which will be heard concurrently.

BAZ-001008-2023, a request to change the zoning designation on 8.99 acres from ON (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022 to CG (Commercial General) and CN (Commercial Neighborhood)/SP-000408-2022 was approved by City Council on October 17, 2023. After the approval of BAZ-001008-2023, staff realized that a private road can only be done with a Planned Unit Development (section 5.3.B.2.c of the zoning ordinance).

This is why the applicant has submitted an application for PUD-001405-2024. This PUD allows for a private street to be dedicated as a reserve space and stipulates that the property owners of Lot 1 Block 2 and Lot 1 Block 3 of Aspen Ridge Business Park North will be in charge of maintaining the private street to City of Broken Arrow standards.

Additionally, This PUD decreases the minimum frontage required from 200 ft to 100ft.

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow.

Attachments:

Case map

Aerial

Design Statement

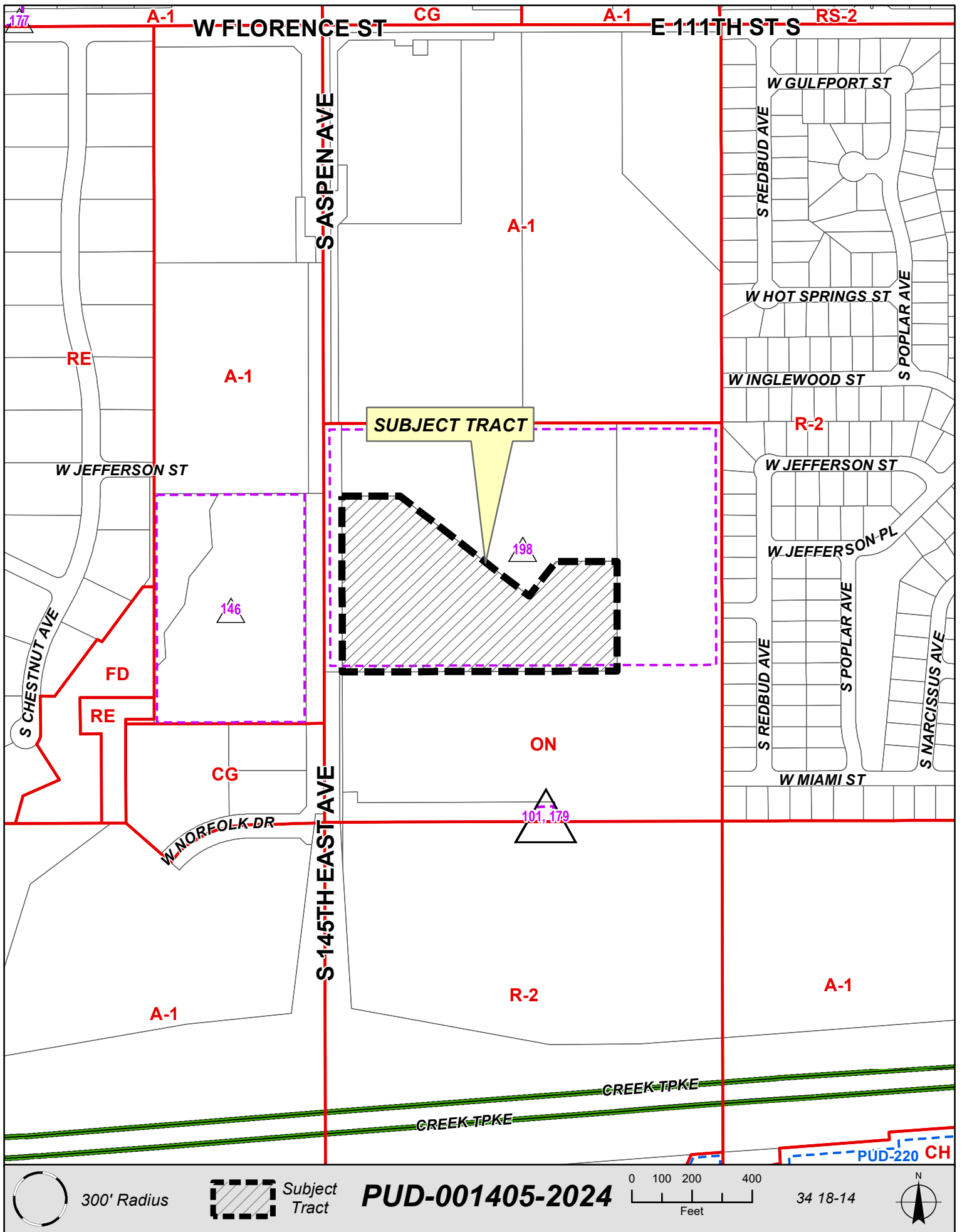
Recommendation:

Based on the location of the property, and the surrounding land uses, staff recommends PUD-001405 be approved subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

HMB



PUD-001405-2024

34 18-14

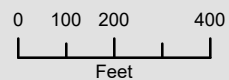


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2023



Subject
Tract

PUD-001405-2024



34 18-14



Aspen Ridge Business Park North
Planned Unit Development
PUD-001405-2024

Submitted to:

City of Broken Arrow, Oklahoma

March 15th, 2024

Prepared By:

Route 66 Engineering, LLC

5 South Main Street, Sapulpa OK 74066

Tel (918) 248-1129

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DEVELOPMENT CONCEPT & CHARACTER

Aspen Ridge Business Park North is a proposed commercial development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code. The site is approximately 8.99 acres located on South Aspen Avenue and north of the Creek Turnpike. It is bounded on the North by the Core Church at Aspen Creek, on the West by a South Aspen Avenue, on the South by Commercial uses within Aspen Ridge Business Park and on the East by multifamily residential.

The PUD West boundary has 583.91 feet of street frontage along South Aspen Avenue. The PUD boundary legal description is included in this document.

The property is presently zoned CG – Commercial General and this zoning will remain unchanged.

A Conceptual Site Plan for the project is shown on Exhibit “A”.

LANDSCAPING AND SCREENING

The *Aspen Ridge Business Park North* Landscaping Plan will be designed in accordance with the Broken Arrow Zoning Ordinance except as noted herein. Any landscape material that fails shall be replaced in accordance with Section 5.2 C.4 of the Zoning Ordinance.

All landscape areas will be irrigated with an automatic irrigation system, and maintained per requirements of the Broken Arrow Zoning Ordinance.

All mechanical and HVAC equipment will be screened from public view as required by the zoning code.

Outdoor refuse collection receptacles will not be located within a required setback. Each refuse collection receptacle shall be screened from view on all sides by a durable sight-obscuring enclosure consisting of an opaque fence or wall of between six feet (6') and eight feet (8') in height. Where the access to the enclosure is visible from adjacent streets or residential properties, the access shall be screened with an opaque gate.

DEVELOPMENT STANDARDS

This PUD development shall be governed by the Broken Arrow Zoning Ordinance and use and development regulations of the CG District, except as noted below:

Permitted Uses	As permitted within the CG Zoning District.
Zoning Classification	CG / PUD
Net Development Area	8.99 acres
Minimum Lot Area	As permitted within the CG Zoning Districts
Minimum Building Coverage (%)	As permitted within the CG Zoning Districts
Minimum Lot Frontage	100 linear feet
Minimum Building Setback:	
From R.O.W. line of South Aspen Avenue	As permitted within the CG Zoning Districts
South Boundary of PUD	As permitted within the CG Zoning Districts
East Boundary of PUD	As permitted within the CG Zoning Districts
North Boundary of PUD	As permitted within the CG Zoning Districts
Maximum Building Height	As permitted within the CG Zoning Districts
Parking Ratio	As required by the applicable use as set forth within the Broken Arrow Zoning Code.

EXTERIOR BUILDING MATERIALS

As permitted within the Broken Arrow Zoning Code.

SUBDIVISION PLAT

This project shall be included within a subdivision plat submitted to and approved by the City of Broken Arrow Planning Commission and Broken Arrow City Council, and duly filed of record in the Tulsa County Clerk's office.

DETAIL SITE PLAN REVIEW

A Detailed Site Plan is required for approval by the City of Broken Arrow prior to the issuance of a Building Permit on this development. The applicant shall submit the site plan to the City and supply all information required.

CONCEPTUAL UTILITY PLAN

The Conceptual Site Utility Plan is shown on Exhibit B. All public and franchise utilities are available at the site. An extension to the sanitary sewer is required along the South Aspen Avenue frontage lots. Drainage & utility plans will be prepared in accordance with the City of Broken Arrow requirements.

ACCESS AND CIRCULATION

Access to the site is from South Aspen Avenue and through mutual access easements with Aspen Ridge Business Park to the south. The access will be as shown on Exhibit A. A shared mutual access easement between the lots will be indicated on the new plat. A twenty-six foot wide private road runs along the north side of the PUD and in front of the Eastern most lot within the PUD. This private road connects to the mutual access easement to Aspen Ridge Business Park on the south. The private road will be jointly maintained to meet the city of Broken Arrow standards by the owners of Lot 1 Block 2 and Lot 1 Block 3 of Aspen Ridge Business Park North. The two existing curb cuts from South Aspen Avenue will remain in place. Any future drives would need to meet City of Broken Engineering Design Criteria.

EXTERIOR SITE LIGHTING

All exterior site lighting shall be in strict accordance with the City of Broken Arrow requirements. Before any exterior light pole or building wall pack is installed, a photometric study shall be submitted to the City of Broken Arrow Development Services Department for approval.

SCHEDULED DEVELOPMENT

Following approval of this PUD, it is anticipated that construction may commence as soon as all required permits are obtained.

LEGAL DESCRIPTION – PUD BOUNDARY

A part of Lot One (1) of Block One (1) of "CORE Church at Aspen Creek", an Addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, filed as Plat #6573 at the office of the Tulsa County Clerk, being more particularly described as follows; Beginning at the Southwest Corner of said Lot One (1); thence along the West line of said Lot One (1), N00°05'22"E a distance of 583.50 feet; thence S89°54'38"E a distance of 193.40 feet; thence S51°58'21"E a distance of 542.70 feet; thence N37°56'17"E a distance of 145.50 feet; thence S89°54'38"E a distance of 200.00 feet; thence along the East line of said Lot One (1), S00°05'22"W a distance of 365.00 feet; thence along the South line of said Lot One (1), N89°53'38"W a distance of 910.69 feet to the Point of Beginning.

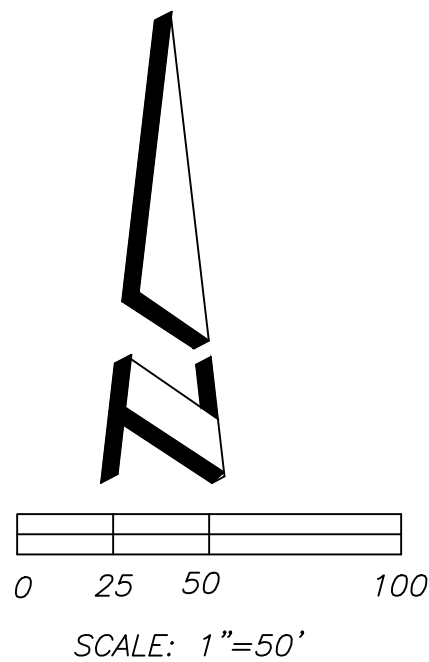
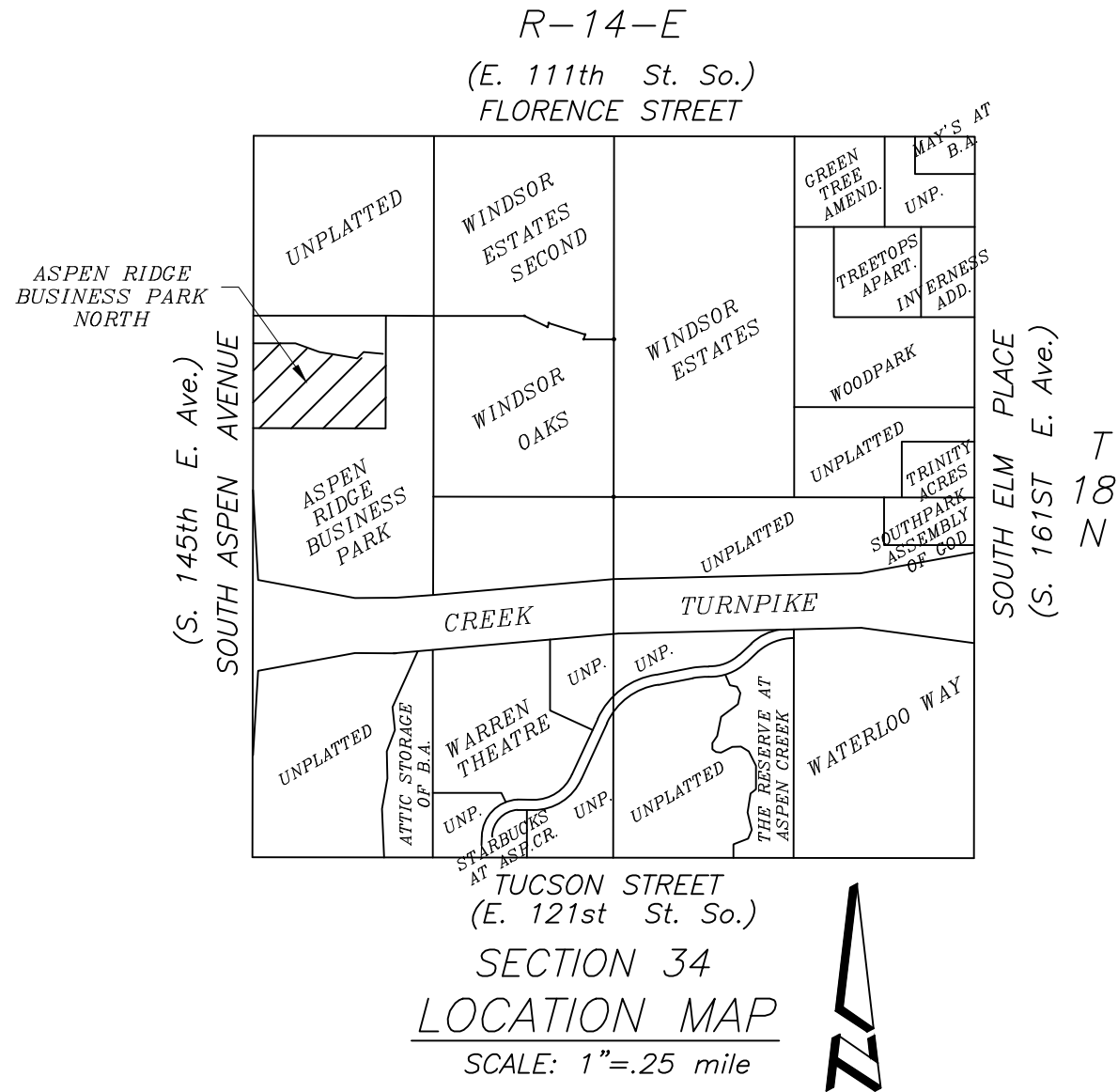
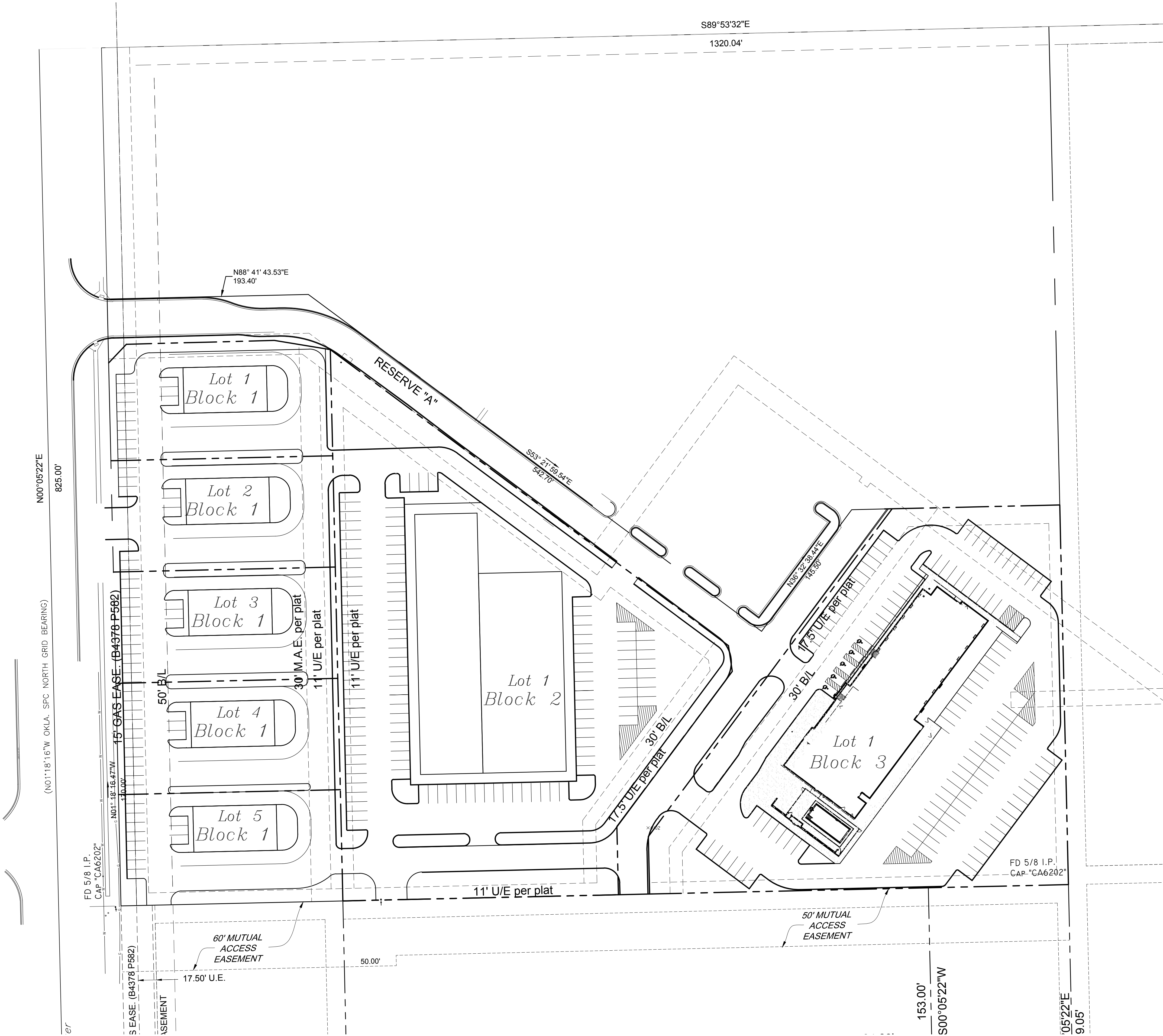
Having an area of 391691 Square Feet or 8.9920 Acres.

Bearings Based on the platted lines of "CORE Church at Aspen Creek", an Addition to the City of Broken Arrow, filed as Plat #6573 at the office of the Tulsa County Clerk.

EXHIBIT A

CONCEPTUAL SITE PLAN

Printed: 3/20/2024 2:04:08 PM
P:\MA CORE CHURCH\ASPEN RIDGE\02-CAD\SHET\IND\ASPEN RIDGE BUSINESS PARK



THIS DOCUMENT IS
PRELIMINARY
IN NATURE AND IS NOT
A FINAL, SIGNED AND
SEALED DOCUMENT



route 66
engineering

5 S. MAIN, SAPULPA, OK 74066

OVERALL SITE PLAN

ASPEN RIDGE BUSINESS PARK NORTH
"CORE CHURCH AT ASPEN CREEK"
BROKEN ARROW, OKLAHOMA

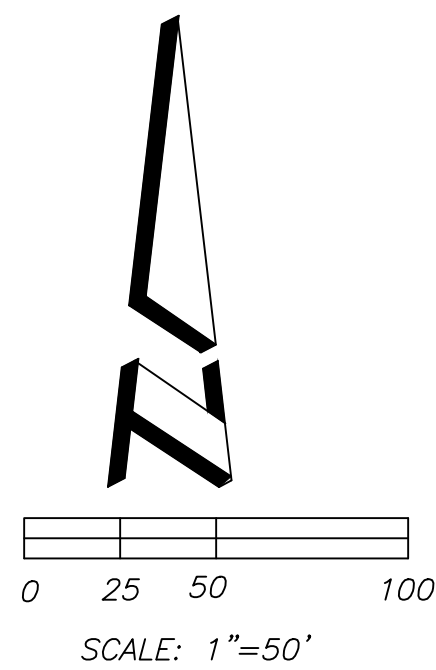
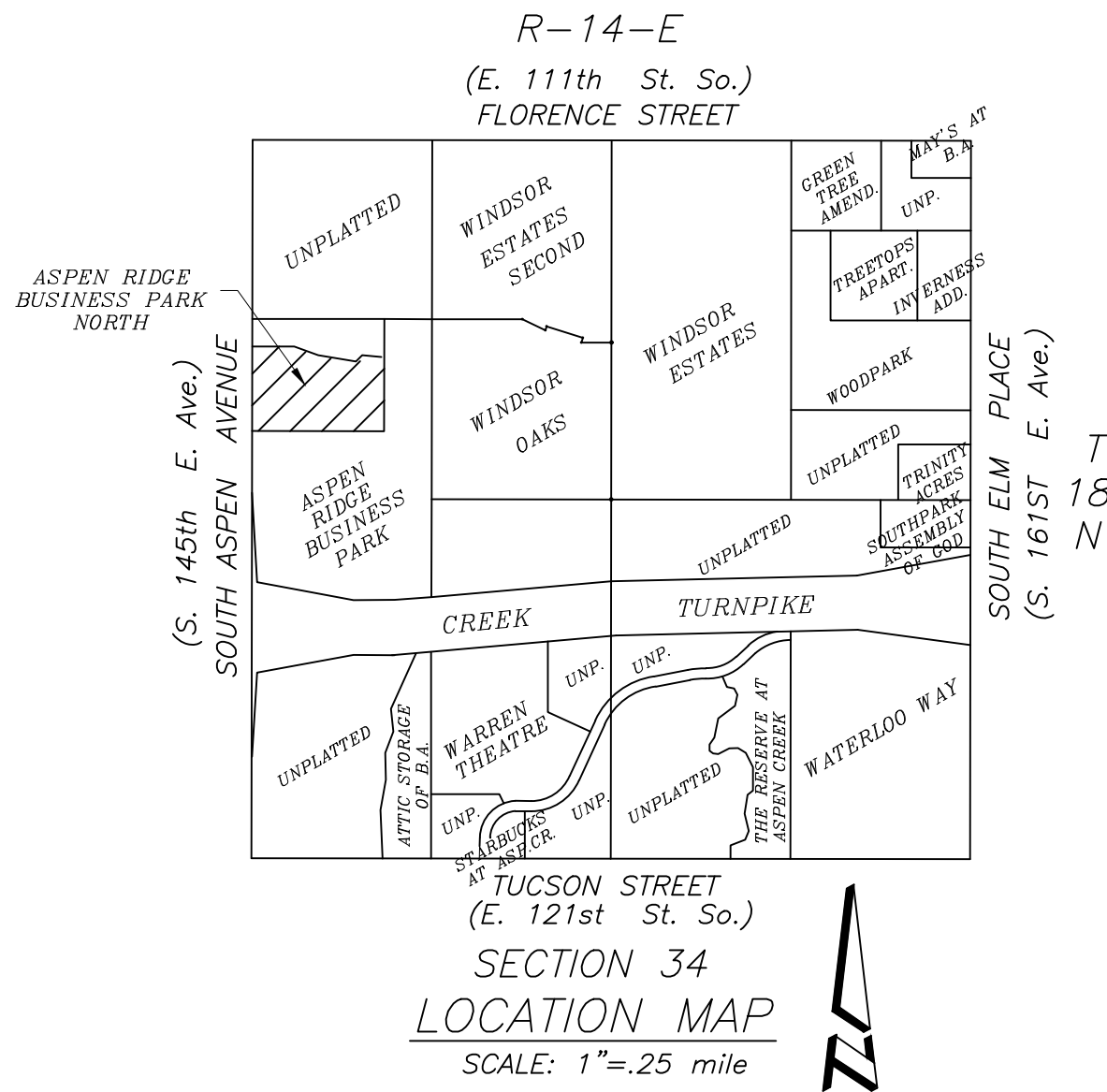
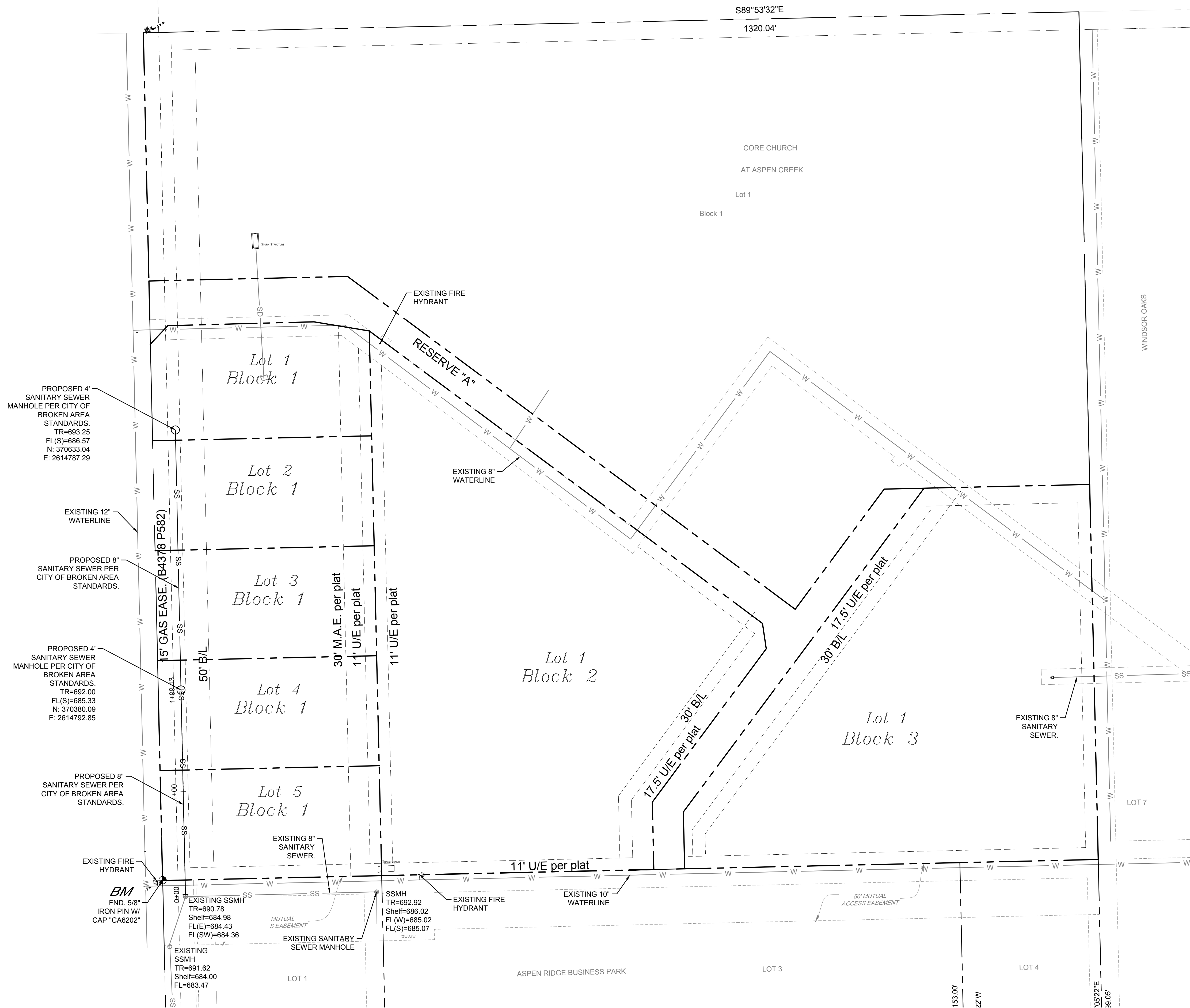
DRAWN BY: BD
APPR. BY: BC
DATE: 04/28/2022

EX-A

EXHIBIT B

CONCEPTUAL UTILITY PLAN

Printed: 3/20/2024 3:33:09 PM
P:\MA CORE CHURCH\ASPIN RIDGE\02-CAD\SSHE\TND\ASPIN RIDGE BUSINESS PARK



THIS DOCUMENT IS
PRELIMINARY
IN NATURE AND IS NOT
A FINAL, SIGNED AND
SEALED DOCUMENT



route 66
engineering

5 S. MAIN, SAPULPA, OK 74066

OVERALL UTILITY PLAN

ASPEN RIDGE BUSINESS PARK NORTH
"CORE CHURCH AT ASPEN CREEK"
BROKEN ARROW, OKLAHOMA

DRAWN BY: BD
APPV. BY: BC
DATE: 04/28/2022

EX-B

END OF PUD