



# City of Broken Arrow

## Fact Sheet

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

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**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 37<sup>th</sup> 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 37<sup>th</sup> 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 37<sup>th</sup> 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