



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 17-2332      **Name:**  
**Type:** Consent Item      **Status:** Passed  
**File created:** 6/14/2017      **In control:** Planning Commission  
**On agenda:** 6/22/2017      **Final action:** 6/22/2017  
**Title:** Approval of BAL-2023 (Lot Split), Emerson Orthodontics, 1 Lot, 2.37 acres, Lot 1, Block 2, Stone Ridge Towne Center, CH, RM, and PUD-130B, one-quarter mile north of Albany Street, east of Elm Place  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 2-CASE MAPBAL-2023, 2. 3-AERIAL.BAL 2023, 3. 4A-TRACT A LEGAL, 4. 4B-TRACT B LEGAL, 5. 4C-TRACT C LEGAL, 6. 4-LOT SPLIT EXHIBIT, 7. 5-STONE RIDGE TOWNE CENTER RECORDED.PLAT, 8. 6-APPROVED PUD130B

Date	Ver.	Action By	Action	Result
6/22/2017	1	Planning Commission		

### Broken Arrow Planning Commission 06-22-2017

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of BAL-2023 (Lot Split), Emerson Orthodontics, 1 Lot, 2.37 acres, Lot 1, Block 2, Stone Ridge Towne Center, CH, RM, and PUD-130B, one-quarter mile north of Albany Street, east of Elm Place

#### Background:

**Applicant:** Todd Wade, Emerson Orthodontics  
**Owner:** Clint Emerson, Concord Land Holdings, LLC  
**Developer:** Studio 45 Architects  
**Surveyor:** Sisemore Weise & Associates  
**Location:** One-quarter mile north of Albany Street, east of Elm Place  
**Size of Tract:** 2.37 total acres; Tract A - 0.94 acres; Tract B - 0.56 acres; Tract C-0.87  
**Number of Lots:** 1 (3 proposed)  
**Present Zoning:** CH, RM and PUD-130B  
**Comp Plan:** Level 6 (Regional Employment/Commercial)

Lot split request BAL-2023 involves a 2.37-acre parcel located one-quarter mile north of Albany Street, east of Elm Place. The property is platted as Lot 1, Block 2 of Stone Ridge Towne Center presently zoned CH (Commercial Heavy), RM (Residential Multi-family) and PUD-130B. The north portion of this property is

zoned RM however, development is guided by PUD-130B which designates this area for uses allowed in the CH district except as specified un PUD-130B.

The property is currently undeveloped. The proposed lots meet the minimum lot size and frontage requirements of the CH district and PUD-130B. According to the survey information submitted by the applicant, all right-of-way and utility easements have been dedicated 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 Exhibits and Legal Descriptions  
Recorded Plat of Stone Ridge Towne Center  
Approved PUD-130B

**Recommendation:**

Staff recommends BAL-2023 be approved as presented.

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael W. Skates

LRC:ALY