



parcel, has 1.67 acres; Tract 3, the northwest parcel, has 0.29 acres; and Tract 4, the northeast parcel, has 0.36 acres. There is an existing residential building and accessory building on Tract 2. The other three tracts are undeveloped. The proposed lot split meets the minimum lot size and frontage requirements of the R-1 district. The side yard setback requirements for the existing structure on Tract 2 from the proposed property lines meet the requirements of the R-1 district.

Water to the four tracts is available along both Commercial Street and Hickory Place. An existing sanitary sewer line along Commercial Street will serve Tracts 3 and 4. Another sanitary sewer is located along the south boundary that will serve Tract 1. According to the applicant, the existing house on Tract 2 has a septic tank and a gray water holding tank with its own lift pump. There are not any lateral lines associated with the septic tank. The lift pump pumps the gray water to the sanitary sewer line that runs parallel to the south property line. Applicant is proposing to tie the existing house that is on Tract 2 to the sanitary sewer along the north property line of Tracts 3 and 4 when the lift pump needs to be replaced in the future. An easement will need to be recorded for this future sanitary sewer line to connect to the existing sanitary sewer line along the north boundary.

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 submitted by the applicant  
Proposed utility easements  
Foster Lewis Acreage Addition plat  
Aerial with utility lines

**Recommendation:**

Staff recommends BAL-2001 be approved, subject to the following:

1. Warranty deeds for all four parcels shall be brought simultaneously to the Planning Division to be stamped prior to being recorded in Tulsa County.
2. Prior to the warranty deeds being stamped, the fifteen-foot wide sanitary sewer easement shall be recorded in Tulsa County that allows for Tract 2 to be connected to the sanitary sewer system.
3. When residential structures are constructed on Tracts 1, 3, and 4, they shall connect onto the City of Broken Arrow sanitary sewer system. The existing residential structure on Tract 2 shall connect to the sanitary sewer system by January 1, 2018.

**Reviewed By:** Farhad Daroga

**Approved By:** Michael W. Skates

FKD: BDM