



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 18-881      **Name:**  
**Type:** Consent Item      **Status:** Agenda Ready  
**File created:** 7/20/2018      **In control:** Planning Commission  
**On agenda:** 8/9/2018      **Final action:**  
**Title:** Approval of CA 18-100, Chase Bank, Lot 1, Block 1, 1.35 acres, CH, one-quarter mile south of Albany Street, east of 9th Street  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 2-Case Map, 2. 3-Aerial, 3. 4-License Agreement with Exhibit, 4. 5-Hillcrest Lynn Lane Plat, 5. 6-Site Plan

Date	Ver.	Action By	Action	Result
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### Broken Arrow Planning Commission 08-09-2018

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of CA 18-100, Chase Bank, Lot 1, Block 1, 1.35 acres, CH, one-quarter mile south of Albany Street, east of 9<sup>th</sup> Street

**Background:**

**Applicant:** Cumulus Design  
**Owner:** Adams Creek Company LLC  
**Developer:** Chase Bank  
**Location:** One-quarter mile south of Albany Street, east of 9th Street  
**Size of Tract:** 1.35 acres  
**Number of Lots:** 1  
**Present Zoning:** CH  
**Comp Plan:** Level 6

CA 18-100 is a request for an access point for Lot 1 Block 1 of the Hillcrest Lynn Lane plat by allowing access from the north across the Reno Street right-of-way to 9<sup>th</sup> Street. Currently there is no point of access along the north and west boundaries of the lot as shown on the plat. The adjustment in the location of the access point will cause a change in the Limits of No Access along the north boundary of the plat and along the east side of N. 9<sup>th</sup> Street.

As part of the 9<sup>th</sup> Street widening project, Reno Street was rerouted to the south and became 10<sup>th</sup> Street. The right-of-way for 10<sup>th</sup> Street was dedicated by separate instrument and was recorded in Book 7149, Page 2104 in Tulsa County on October 7, 2003. The pavement for Reno Street west of 10<sup>th</sup> Street was removed but the right-

of-way remains.

Section 6.4.7.C.2 of the Engineering Design Criteria Manual requires all driveways along an arterial or collector street to be offset at least 250 feet from the centerline of an arterial or collector street intersection to the centerline of the driveway. By creating an access point along the Reno Street right-of-way to 9<sup>th</sup> Street, the access is 300 feet from the intersection with Hillside Drive meeting the driveway separation requirement. A driveway in this location will also align with the existing driveway for the commercial center along the west side of 9<sup>th</sup> Street. Applicant proposes to construct an entry driveway with landscaping along either side of the entrance and to maintain the Reno Street right-of-way.

PUD-282, which involves a request to add an additional access point per that shown with CA18-100 is being processed concurrently with this change of access. PUD-282 is scheduled to be heard by Planning Commission on August 9, 2018.

**Attachments:** Case map  
Aerial  
License Agreement with Exhibit  
Hillcrest Lynn Lane Plat  
Site Plan

**Recommendation:**

Staff recommends CA18-100 be approved, subject to City Council approval of PUD-282 and to the following conditions of approval.

1. The applicant shall provide documentation that PSO is agreeable to allowing driveway access the 40-foot-wide easement along the north end of the site.
2. If the City Council approves PUD-282, applicant shall record the change of access documentation in Tulsa County and provide a digital copy to the City of Broken Arrow after filing.

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael W. Skates

JMW