



City of Broken Arrow

Request for Action

File #: 16-1070, **Version:** 1

Broken Arrow Planning Commission
09-08-2016

To: Chairman and Commission Members
From: Development Services Department
Title: Consideration and possible action regarding BAL 1099, Aspen Park Village, 24.09 acres, PUD 118A, one-quarter mile north of Kenosha Street, east of Aspen Avenue

Background:

Applicant: Jeffrey A. Tuttle, Tuttle & Associates, Inc.
Owner: Aspen Land Development, LLC
Developer: Tuttle & Associates, Inc.
Surveyor: Tuttle & Associates, Inc.
Location: One-quarter mile north of Kenosha Street, east of Aspen Avenue
Size of Tract 24.09 acres overall, Tract 1 - 18.15 acres, and Tract 2 - 5.94 acres
Number of Lots: 2 proposed
Present Zoning: PUD 118A (PUD 118E and BAZ 1958 approved subject to platting)
Comp Plan: Levels 2 and 6

Lot split request BAL 1099 involves a 24.09-acre parcel located one-quarter mile north of Kenosha Street, east of Aspen Avenue. The property has been platted as a part of Lot 1, Block 4 of Aspen Park Village. Applicant is proposing to split the lot into two parcels. Tract 1, the north parcel contains 18.15 acres, while Tract 2, the south parcel, has 5.94 acres.

A new multifamily housing development, The Cottages at Aspen Park, is proposed to be developed on Tract 1. On July 19, 2016, the City Council approved PUD 118E along with BAZ 1958, a request to change the underlying zoning from R-3 and CH to RM. PUD 118E and BAZ 1958 were approved subject to the property being platted. It is the desire of the owner of the property to sell Tract 1 to the developer of the multifamily housing project. They want to complete this transaction prior to the property being platted. As a result, they requesting to split the property into two tracts, 1 and 2.

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

Recommendation:

Staff recommends BAL 1099 be approved, subject to the following:

1. Warranty deeds for both parcels shall be brought simultaneously to the Planning Division to be stamped prior to being recorded in Tulsa County.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD:ALY