



City of Broken Arrow

Request for Action

File #: 17-2335, **Version:** 1

Broken Arrow Planning Commission
06-22-2017

To: Chairman and Commission Members
From: Development Services Department
Title:

Approval of BAL 2022, Roland Investments Stone Wood Hills Lot Split, 1 Lot, 4.83 acres, one-quarter mile east of Elm Place, south of Albany Street

Background:

Applicant: Phil Roland, Roland Investments
Owner: Roland Investments
Developer: Roland Investments
Surveyor: John L. Libby, Route 66 Surveying
Location: One-quarter mile east of Elm Place, south of Albany Street
Size of Tract 4.83 total acres; Tract 1 - 2.92 acres; Tract 2 - 1.91 acres
Number of Lots: 1 (2 proposed)
Present Zoning: PUD 156/CH
Comp Plan: Level 6 (Regional Commercial/Employment)

Lot split request BAL 2022 involves a 4.83-acre parcel located one-quarter mile east of Elm Place, south of Albany Street. The unplatte property is presently zoned PUD 156/CH and is part of Tract D of the Stone Wood Hills development. The property is located immediately west of Bass Pro Drive and Bass Pro.

As of this report, no predevelopment meetings have occurred regarding development on either parcel. Tracts 1 and 2 meet the minimum lot size and frontage requirements of PUD 156.

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
Alta Survey
Excerpts from PUD 156
Bass Pro at the Village at Stone Wood Hills plat

Recommendation:

Approve BAL 2022, subject to warranty deeds for both parcels being brought simultaneously to the Plan Development Division to be stamped prior to being recorded in Tulsa County.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

BDM