



City of Broken Arrow

Request for Action

File #: 19-1317, **Version:** 1

Broken Arrow Planning Commission
11-07-2019

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

Approval of BAL-2063CB (Lot Consolidation), Fletcher Family Farm Property, 2 Lots, 39 acres, one-quarter mile south of Tucson Street (121st Street), west of 23rd Street (193rd E. Avenue/County Line Road)

Background:

Applicant:	Fletcher Family Farm, LLC
Owner:	Mark Fletcher
Developer:	NA
Surveyor:	Andy Fritz, PLS
Location:	One-quarter mile south of Tucson Street (121st Street), west of 23rd Street (193rd E. Avenue/County Line Road)
Size of Tract	39 total acres
Number of Lots:	2
Present Zoning:	A-1
Comp Plan:	Level 2 (Urban Residential)

Lot consolidation request BAL-2063CB involves two lots totaling 39 acres located one-quarter mile south of Tucson Street (121st Street), west of 23rd Street (193rd E. Avenue/County Line Road). This unplatte property is zoned A-1 (Agricultural).

On November 22, 2006, the previous owners of this property dedicated a 25-foot-wide utility easement along the frontage of this property. The City of Broken Arrow currently has a 12-inch waterline in this easement. The property associated with BAL-2063CB was annexed into Broken Arrow (via Ordinance No. 3377), recorded in Tulsa County on January 11, 2016. Previous owners submitted an application (BAZ-1953) to rezone the site from AG (Agriculture) to RS-3 (Single-family Residential) with the intention of subdividing the property into 103 single-family residential lots. The rezoning request was scheduled to be heard by the Planning Commission on February 11, 2016; however, the applicant submitted an e-mail request to withdraw the application. The Planning Commission dismissed the BAZ-1953 at its February 11, 2016 meeting. The property transferred to the Fletcher family in September 2018.

BAL-2063CB is a request to combine a 5.2-acre tract and a 33.1-acre tract. BAL-2064 is being processed concurrently to split a 5.0-acre tract from the combined property. The Fletcher family recently renovated the

existing residence located at the northeast corner of the site. The purpose for the lot consolidation and lot split is so that the owner may finance the house on five acres without having to encumber the entire property. All lots created by this lot split will meet the zoning requirements of the A-1 zoning district.

According to FEMA maps, none of the property is in the 100-year floodplain; however, there is a drainage swale that passes through the property. In addition, there are high pressure pipelines and an overhead electric distribution line that passes through the southeast part of the property. 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 Combination Exhibit
 Lot Combination Legal Description

Recommendation:

Staff recommends BAL-2063CB be approved, subject to the following:

1. The warranty deed for each parcel shall be brought to the Planning and Development Division to be stamped prior to being recorded in Tulsa County.
2. A 35.25-foot roadway right-of-way shall be dedicated along the S. 23rd Street frontage of the property prior to the warranty deeds being stamped.
3. A 17.5-foot utility easement shall be recorded in accordance with the Subdivision Regulations along the S. 23rd Street frontage of the parcels prior to the warranty deeds being stamped.

Reviewed and Approved By: **Larry R. Curtis**

JMW