



# City of Broken Arrow

## Legislation Details (With Text)

<b>File #:</b>	16-1016	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>	Agenda Ready
<b>File created:</b>	8/12/2016	<b>In control:</b>	Planning Commission
<b>On agenda:</b>	8/25/2016	<b>Final action:</b>	8/25/2016
<b>Title:</b>	Consideration and possible action regarding BAL 1097, Wiljo Interiors, 4.66 acres, IL, south of Albany Street, one-quarter mile east of Olive Avenue		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. 2-CASE MAP.BAL-1097.pdf, 2. 3-AERIAL.BAL 1097.pdf, 3. 4-LOT SPLIT EXHIBIT AND LEGAL DESCRIPTION.pdf		

Date	Ver.	Action By	Action	Result
8/25/2016	1	Planning Commission		

### Broken Arrow Planning Commission 08-25-2016

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Consideration and possible action regarding BAL 1097, Wiljo Interiors, 4.66 acres, IL, south of Albany Street, one-quarter mile east of Olive Avenue

#### Background:

**Applicant:** Jamie Williams  
**Owner:** DH & K  
**Developer:** Wiljo Interiors  
**Surveyor:** John L. Libby Jr.  
**Location:** South of Albany Street, one-quarter mile east of Olive Avenue  
**Size of Tract** 4.66 total acres; Tract 1 - 2.23 acres and Tract 2 - 2.43 acres  
**Number of Lots:** 2 proposed  
**Present Zoning:** IL  
**Comp Plan:** Level 6

Lot split request BAL 1097 involves a 4.66-acre parcel located south of Albany Street, one-quarter mile east of Olive Avenue. The property, which is zoned IL (Industrial Light) has been platted as Lot 3, Block 2 Henshaw Industrial Park South.

Applicant is proposing to split the lot into two parcels. Tract 1, the north parcel contains 2.23 acres, while Tract 2, the south parcel, has 2.43 acres. There is an existing building on Tract 1. Applicant is in the process of

obtaining Tract 2 to construct a new building. The proposed lot split meets the minimum lot size, lot frontage, and building setback requirements of the IL district.

Most of the west part of the property is located within the 100-year floodplain of Haikey Creek. According to the stormwater division, any new buildings constructed on the property will need to meet the following criteria:

1. Floodplain Development Permit required.
2. Compensatory storage required (1:1) for any fill deposited in regulatory floodplain.
3. A finished floor minimum elevation is required for all new buildings on the property as floodplain is on the lot. Commercial structures have a minimum required elevation of 1.0' above the base flood elevation.
4. For each building, two elevation certificates, by a certified professional surveyor are needed: one before the slab is poured, and one post construction.
5. If the building is currently located in a floodplain, a LOMR-F application must be filed with FEMA. A licensed Professional Engineer must do the filing with FEMA.
6. Please note that City of Broken Arrow will permit a building with the above conditions, but No certificate of occupancy will be granted until FEMA approves the LOMR-F application.
7. The site is classified as an allowed fee in lieu of detention area.

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 1097 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.
2. Development on the property shall occur in accordance with the criteria provided by the City of Broken Arrow Stormwater Division.

**Reviewed By:** Farhad Daroga

**Approved By:** Michael W. Skates

FKD: BDM