



City of Broken Arrow

Legislation Details (With Text)

File #: 17-1923 **Name:**

Type: Consent Item **Status:** Agenda Ready

File created: 3/2/2017 **In control:** Planning Commission

On agenda: 3/23/2017 **Final action:** 3/23/2017

Title: Approval of BAL-2014CB, Riddle Property, 0.60 acres, 2 Lots, R-2 (Single Family Residential)/PUD 182, one-half mile south of New Orleans Street, one-half mile east of Mingo Road

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2-CASE MAP.BAL-2014CB, 2. 3-AERIAL.BAL 2014CB, 3. 4A-LEGAL DESCRIPTIONS.BAL-2014CB, 4. 4B-CONSOLIDATED EXHIBIT, 5. 5-BERWICK FAIRWAYS II PLAT

Date	Ver.	Action By	Action	Result
3/23/2017	1	Planning Commission		

Broken Arrow Planning Commission 03-23-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2014CB, Riddle Property, 0.60 acres, 2 Lots, R-2 (Single Family Residential)/PUD 182, one-half mile south of New Orleans Street, one-half mile east of Mingo Road

Background:

Applicant: Bryan & Autumn Riddle
Owner: Bryan & Autumn Riddle
Developer: NA
Surveyor: NA
Location: One-half mile south of New Orleans Street, one-half mile east of Mingo Road
Size of Tract 0.60 total acres; Lot 5 - 0.29 acres; Lot 6 - 0.31 acres
Number of Lots: 2 (1 proposed)
Present Zoning: R-2 (Single Family Residential)/PUD 182
Comp Plan: Level 2 (Urban Residential)

Lot consolidation request BAL-2014CB involves two parcels located approximately one-half mile south of New Orleans Street and one-half mile east of Mingo Road. The property is zoned R-2/PUD-182, is platted as Block 4, Lots 5 and 6, Berwick Fairways II. Lot 5 has an existing single-family structure and Lot 6 is vacant. Applicant is proposing to consolidate the two lots into one. The proposed lot consolidation meets the minimum lot size of the R-2 district.

The applicant requests to consolidate these properties to avoid duplication of fees charged by the Berwick Fairways II Homeowners Association.

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 consolidation.

Attachments: Case map
Aerial
Exhibits and Legal Descriptions
Berwick Fairways II Plat

Recommendation:

Staff recommends BAL 2014CB be approved, subject to the following:

1. Warranty deed for the consolidated parcel shall be brought to the Plan Development Division to be stamped prior to being recorded in Tulsa County.
2. Both tracts shall be permanently tied together and it shall be acknowledged and stated in the warranty deed that the property cannot be divided without receiving lot split approval from the Planning Commission.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

LRC: ALY