



City of Broken Arrow

Legislation Details (With Text)

File #:	17-2059	Name:	
Type:	Consent Item	Status:	Agenda Ready
File created:	4/10/2017	In control:	Planning Commission
On agenda:	4/27/2017	Final action:	
Title:	Approval of BAL-2017, 1428 W Sandusky (Lot 11, Block 3, Estates at Shenandoah), 0.27 acres, R-3/PUD-94, one-third mile north of Omaha Street, one-third mile west of Elm Place		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 2-CASE MAP.BAL-2017.pdf, 2. 3-AERIAL.BAL 2017.pdf, 3. 4-BAL 2017.EXHIBITS, 4. 5-ESTATES AT SHENANDOAH RECORDED PLAT.pdf		

Date	Ver.	Action By	Action	Result
4/27/2017	1	Planning Commission		

Broken Arrow Planning Commission 04-27-2017

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

Approval of BAL-2017, 1428 W Sandusky (Lot 11, Block 3, Estates at Shenandoah), 0.27 acres, R-3/PUD-94, one-third mile north of Omaha Street, one-third mile west of Elm Place

Background:

Applicant: Riad Habib
Owner: Riad Habib
Developer: NA
Surveyor: HRAOK
Location: One-third mile north of Omaha Street, one-third mile west of Elm Place
Size of Tract 0.27 total acres; Lot 11 - 0.24 acres; Part of Lot 11 - 0.03 acres
Number of Lots: 2 proposed
Present Zoning: R-3 (Single Family Residential)/PUD-94
Comp Plan: Level 2 (Urban Residential)

Lot split request BAL-2017 involves a 0.27-acre parcel, located approximately one-third mile north of Omaha Street, one-third mile west of Elm Place. This property is platted as Lot 11, Block 3, Estates at Shenandoah and is part of PUD-94 with an underlying zoning of RS-3 (Single-Family Residential). A single-family structure exists on this property with the address, 1428 W. Sandusky.

The layout of the applicant's home is such that he has essentially no front yard. The applicant is proposing to

trade a portion of his side yard property with his neighbor for a portion of the neighbor's yard (Lot 10, Block 3, Estates at Shenandoah) that is directly in front the applicant's front door. With this request, the applicant is proposing to split 0.03 acres, of his 0.27 acres, and convey it to the neighboring property owner. The neighbor's lot split is being done in conjunction with this lot split request via BAL-2018.

According to the legal description and drawings submitted, right-of-way and utility easements have been dedicated in accordance with the Subdivision Regulations. There is an existing 11-foot utility easement along the west side yard boundary of Lot 11, Block 3 that is affected by this lot split.

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
 Estates at Shenandoah Recorded Plat

Recommendation:

Staff recommends BAL-2017 be approved, subject to the following conditions:

1. Warranty deeds, for both parcels, being brought simultaneously to the Plan Development Division to be stamped prior to being recorded in Tulsa County.
2. "Part of Lot 11" shall be permanently tied to the abutting property, Lot 10, Block 3 of Estates at Shenandoah. It shall be acknowledged and stated in the warranty deed associated with Lot 10 that the property cannot be divided without receiving lot split approval from the Planning Commission.
3. The 11-foot utility easement along the west side yard boundary of Lot 11 shall remain in place.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

LRC: ALY