



City of Broken Arrow

Legislation Details (With Text)

File #: 17-2140 **Name:**

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

File created: 4/25/2017 **In control:** Planning Commission

On agenda: 5/11/2017 **Final action:**

Title: Approval of BAL-2016, Oak Grove Road and 73rd Street (ZION USA Property), 1 Lot, 2.24 acres, A-1 to RE, one-quarter mile south of Kenosha Street, west of Oak Grove Road

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2-CASE MAP.BAL-2016.pdf, 2. 3-AERIAL.BAL 2016.pdf, 3. 4-LOT SPLIT EXHIBITS AND LEGAL DESCRIPTIONS.pdf

Date	Ver.	Action By	Action	Result
5/11/2017	1	Planning Commission		

Broken Arrow Planning Commission 05-11-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2016, Oak Grove Road and 73rd Street (ZION USA Property), 1 Lot, 2.24 acres, A-1 to RE, one-quarter mile south of Kenosha Street, west of Oak Grove Road

Background:

Applicant: Marcy Wilson, ZION USA Tulsa OK I, LLC
Owner: ZION USA Tulsa OK I, LLC
Developer: ZION USA Tulsa OK I, LLC
Surveyor: Cliff Bennett, Bennett Surveying, Inc.
Location: One-quarter mile south of Kenosha Street, west of Oak Grove Road
Size of Tract 2.24 total acres; Tract 1 - 1.12 acres; Tract 2 - 1.12 acres
Number of Lots: 1 (2 proposed)
Present Zoning: A-1
Proposed Zoning: RE
Comp Plan: Level 1 (Rural Residential)

Lot split request BAL-2016 involves a 2.24-acre parcel located one-quarter mile south of Kenosha Street, west of Oak Grove Road. This unplatted property is presently zoned A-1. In conjunction with this lot split application, the applicant has also submitted BAZ-1977, a request to change the zoning on this property from A-1 to RE.

A house and associated accessory buildings are presently located on this property. According to the surveyor, the closest structure to the proposed property line is 34.7 feet away. The proposed lots meet the minimum lot size and frontage requirements of the RE district that is being requested on this property.

According to the survey information submitted by the applicant, only 25 feet of right-of-way has been dedicated along Oak Grove Road. Oak Grove Road is classified as a secondary arterial street, which by the Subdivision Regulations, requires 50 feet of right-of-way from the section line. It also appears that no utility easements have been provided along Oak Grove Road.

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 Exhibits and Legal Descriptions

Recommendation:

Staff recommends BAL-2016 be approved, subject to the following:

1. City Council approval of BAZ-1977.
2. Right-of-way being dedicated in accordance with the Subdivision Regulations (50 feet from the section line) along Oak Grove Road. In addition, 17.5 feet of utility easement shall be dedicated adjacent to the right-of-way dedication along Oak Grove Road.
3. Warranty deeds for both parcels being brought simultaneously to the Plan Development Division to be stamped prior to being recorded in Wagoner County.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

BDM