



City of Broken Arrow

Legislation Details (With Text)

File #: 17-2431 **Name:**

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

File created: 7/14/2017 **In control:** Planning Commission

On agenda: 7/27/2017 **Final action:**

Title: Approval of BAL-2025, Stacy Lynn Fifth Reserve Lot Split, 1 Lot, 0.38 acres, north the northeast corner of Washington Street and Aspen Avenue

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2-BAL-2025 CASE MAP, 2. 3-BAL-2025 AERIAL, 3. 4-BAL-2025 LOT SPLIT EXHIBIT AND LEGALS, 4. 5-STACEY LYNN FIFTH RECORDED PLAT, 5. 6-AMENDMENT TO PLAT AND CERTIFICATE OF DEDICATION

Date	Ver.	Action By	Action	Result
7/27/2017	1	Planning Commission		

Broken Arrow Planning Commission 07-27-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2025, Stacy Lynn Fifth Reserve Lot Split, 1 Lot, 0.38 acres, north the northeast corner of Washington Street and Aspen Avenue

Background:

Applicant: Citadel Residential Group
Owner: Grimes Family Trust
Developer: Grimes Family Trust
Surveyor: Salvador Titone, HRAOK
Location: North of the northeast corner of Washington Street and Aspen Avenue
Size of Tract 0.38 total acres; Tract A - 0.16 acres; Tract B - 0.22 acres
Number of Lots: 1 (2 proposed)
Present Zoning: R-3 (Single Family Residential)
Comp Plan: Level 2 (Urban Residential)

Lot split request BAL-2025 involves a 0.38-acre parcel located north of the northeast corner of Washington Street and Aspen Avenue. The property is zoned as R-3 and platted as Reserve A of the Stacy Lynn Fifth Addition.

Reserve A was platted with the intention of a future lift station being built. The lift station was never

constructed and is no longer needed. An amendment to the plat and certificate of dedication was approved by the Planning Commission on May 12, 2016, allowing Reserve A to be used for residential lots.

The proposed lots meet the frontage requirements of the R-3 district. Right-of-way has been dedicated along Aspen Avenue in accordance with the Subdivision Regulations.

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 Legal Descriptions and Exhibits
Stacy Lynn Fifth Addition Plat
Amendment to Plat and Certificate of Dedication

Recommendation:

Staff recommends BAL-2025 be approved, subject to warranty deeds for both parcels being brought simultaneously to the Plan Development Division to be stamped prior to being recorded in Tulsa County.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

ALY