



City of Broken Arrow

Legislation Details (With Text)

File #:	19-194	Name:	
Type:	Consent Item	Status:	Agenda Ready
File created:	1/23/2019	In control:	Planning Commission
On agenda:	2/14/2019	Final action:	2/14/2019
Title:	Approval of (Lot Split) BAL-2046, Oak Creek South Phase II Amended, Lots 12 & 13, Block 3, 0.42 acres, one-half mile north of Washington Street (91st Street), one-quarter mile east of 23rd Street (County Line Road), north of the Union Pacific Railroad		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 2-CASE MAP, 2. 3-Aerial, 3. 4-Lot Split Exhibit, 4. 5-Oak Creek South Phase II Amended Plat and Covenants		

Date	Ver.	Action By	Action	Result
2/14/2019	1	Planning Commission		

Broken Arrow Planning Commission 02-14-2019

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of (Lot Split) BAL-2046, Oak Creek South Phase II Amended, Lots 12 & 13, Block 3, 0.42 acres, one-half mile north of Washington Street (91st Street), one-quarter mile east of 23rd Street (County Line Road), north of the Union Pacific Railroad

Background:

Applicant: Rausch Coleman Homes of Tulsa, LLC
Owner: Rausch Coleman Homes of Tulsa, LLC
Developer: Rausch Coleman Homes of Tulsa, LLC
Surveyor: Crafton Tull
Location: One-half mile north of Washington Street (91st Street), one-quarter mile east of 23rd Street (County Line Road), north of the Union Pacific Railroad
Size of Tract 0.42 total acres
Number of Lots: 2
Present Zoning: R-1 to RS-3 via BAZ-1960
Comp Plan: Level 2 (Urban Residential)

Lot split request BAL-2046 involves Lots 12 and 13, Block 3, Oak Creek South Phase II Amended. Lot 12 consists of 0.19 acres and Lot 13 consists of 0.23 acres for a total of 0.42 acres. This property is located approximately one-half mile north of Washington Street (91st Street), one-quarter mile east of 23rd Street

(County Line Road), north of the Union Pacific Railroad. RS-3 zoning was approved by the City Council with BAZ-1960 on September 6, 2016. The plat for Oak Creek South Phase II Amended was recorded in Wagoner County on April 18, 2018.

Applicant is requesting adjust the lot lines on Lots 12 & 13 for the purpose of providing more buildable area for Lot 12. An approximately 0.07 acre piece of Lot 13 is proposed to be attached to Lot 12, giving Lot 12 a total of 0.26 acres and Lot 13 a total of 0.16 acres. The 0.07-acre tract being transferred to Lot 12 shall be permanently tied to Lot 12 through the filed deed. All lots meet the frontage and size requirements of the RS-3 zoning district.

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 Survey
Oak Creek South Phase II Amended Plat and Covenants

Recommendation:

Staff recommends BAL-2046 be approved, subject to the following:

1. The warranty deeds for each parcel being brought to the Plan Development Division to be stamped prior to being recorded in Wagoner County.
2. Lot 12 and the 0.07-acre parcel 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

ALY