



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 19-1370 **Name:**

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

**File created:** 10/31/2019 **In control:** Planning Commission

**On agenda:** 11/7/2019 **Final action:**

**Title:** Approval of BAL-2065 (Lot Split), Callison Development, 1 Lot, 0.27 acres, DM (Downtown Mixed-Use)/Downtown Residential Overlay District Area 6, northwest corner of 1st Street and Commercial Street

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2-CASE MAP, 2. 3-AERIAL, 3. 4-EXHIBIT

Date	Ver.	Action By	Action	Result
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### Broken Arrow Planning Commission 11-07-2019

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of BAL-2065 (Lot Split), Callison Development, 1 Lot, 0.27 acres, DM (Downtown Mixed-Use)/Downtown Residential Overlay District Area 6, northwest corner of 1<sup>st</sup> Street and Commercial Street

#### Background:

**Applicant:** Jacob Callison  
**Owner:** Jacob Callison  
**Developer:** Jacob Callison  
**Surveyor:** Atlas Land Office  
**Location:** Northwest corner of 1st Street and Commercial Street  
**Size of Tract:** 0.27 total acres  
**Number of Lots:** 1 (3 proposed)  
**Present Zoning:** DM/DROD Area 6  
**Comp Plan:** Level 5 (Downtown Area)

Lot split request BAL-2065 involves 0.27 acres of property located at the northwest corner of 1<sup>st</sup> Street and Commercial Street. The property is zoned DM (Downtown Mixed-Use) and Area 6 of the Downtown Residential Overlay District (DROD), and has been platted as Lots 13-17, Block 34, Original Town of Broken Arrow.

Applicant is requesting to split this property into two three. Tract A will consist of 0.08 acres, Tract B will consist of 0.06 acres, and Tract C will consist of 0.31 acres. Each tract meets the size and frontage requirements of the Mixed-Use B/Commercial building type in DROD Area 6.

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  
Exhibit

**Recommendation:**

Staff recommends BAL-2065 be approved subject to warranty deeds for each parcel being brought to the Planning and Development Division to be stamped prior to being recorded in Tulsa County. Since the property has been platted, Staff recommends that platting be waived.

**Reviewed and Approved By:** Larry R. Curtis

ALY