



City of Broken Arrow

Request for Action

File #: 21-474, Version: 1

**Broken Arrow Planning Commission
04-22-2021**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2122 (Lot Split), BAPS PAC Lot Split, 2 Lots, 3.26 acres, northeast corner of Main Street and Houston Street (81st Street)

Background:

Applicant: Jim Beach, Wallace Engineering
Owner: Broken Arrow Public Schools
Developer: Broken Arrow Public Schools
Surveyor: Bennett Surveying, INC
Location: Northeast corner of Main Street and Houston Street (81st Street)
Size of Tract 3.26 total acres; Tract A-0.18 acres; Tract B- 3.08 acres
Number of Lots: 2 Lots Proposed
Present Zoning: DM (Downtown Mixed-Use)/SP-204 (Specific Use Permit)/DROD Area 6 (Commercial/Mixed Use Core)
Comp Plan: Level 5 (Downtown Area)

Lot split request BAL-2122 involves two proposed lots totaling 3.26 acres located on the northeast corner of Main Street and Houston Street (81st Street). This property is platted as part of Lots 1, Block 1, Broken Arrow Public Schools Performing Arts & Education Service Center, is zoned DM (Downtown Mixed-Use)/SP-204, and is located in Area 6 of the DROD (Downtown Residential Overlay District).

This lot split is to facilitate the reconfiguration of the lot lines to create two parcels. The proposed new lots total 3.26 acres. Tract 1 includes the monument located north of the PAC building driveway and is 0.18 acres in size. Tract 2 is the remainder of the original tract and is 3.08 acres in size. Both tracts meet the size and frontage requirements of the DM (Downtown Mixed-Use) district.

Tract 2 currently has a digital sign for the Performing Arts Center. Section 5.7.C, of the Zoning Ordinance states that off premise signs shall not be permitted. By splitting the sign from the original property, the sign may not be used by the Performing Arts Center and will be utilized by the future development of the property. As this property is located within Area 6 of the Downtown Residential Overlay District, future building forms are restricted to Rowhouses, Flats, and Mixed-Use B.

According to FEMA maps, none of the property is in a 100-year floodplain. This property is designated as

Level 5 in the Comprehensive Plan. The DM zoning on the property is in accordance with the Comprehensive Plan in Level 5.

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
Exhibits and Legal Descriptions
Broken Arrow Public Schools Performing Arts & Education Service Center

Recommendation:

Staff recommends BAL-2122 be approved subject to the warranty deed for each new parcel being brought to the Planning and Development Division to be stamped prior to being recorded in Tulsa County.

Reviewed by: Larry R. Curtis

Approved by: Jill Ferenc

ALY