



# City of Broken Arrow

## Request for Action

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**File #: 21-525, Version: 1**

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

**To: Chairman and Commission Members**  
**From: Community Development Department**  
**Title:**

**Approval of a modification to Section 4.1(n) of the Land Subdivision Code for McAuliff Property, approximately 1.25 acres, RE (Residential Estate), 500 feet west of 23rd Street (193rd E. Avenue/County Line Road), one-third mile north of New Orleans Street (101st Street)**

**Background:**

Chad and Alyssa McAuliff purchased a 1.25-acre lot at 19145 E. 97<sup>th</sup> Street with the intention of building a single-family residence. The property is located approximately 500 feet west of 23rd Street (193rd E. Avenue/County Line Road), one-third mile north of New Orleans Street (101st Street).

On August 23, 2007, the Planning Commission conditionally approved a lot split for a 2.55-acre tract located west of 23<sup>rd</sup> Street (193<sup>rd</sup> E. Ave./County Line Rd), one-third mile north of New Orleans Street (101<sup>st</sup> Street). Conditions of approval required the property to be rezoned from A-RE (Annexed-Residential Estate) to RE (Residential Estate), dedication of a 17.5-foot utility easement, confirmation that an on-site sewage disposal system can be built on the property, and that warranty deeds be brought to the Planning Division to be stamped prior to recording in Tulsa County. The eastern tract of this lot split represents the property that is the subject of this sidewalk waiver request. On October 15, 2007, the City Council approved BAZ-1780, a request to rezone this property from A-RE to RE. The City Council waived the platting requirement with the dedication of a utility easement (recorded in Tulsa County on December 26, 2007).

Upon building permits being issued for any new structure, sidewalks will be required along the East 97th Street frontage. The area that this property is located in is semi-rural and no sidewalks exist in the area. Several requests to rezone and split property have been completed in the immediate vicinity resulting in other new homes being constructed. No sidewalks were installed for any of these homes, and sidewalk waivers have been granted.

The applicant requests a modification to Section 4.1(n) of the Land Subdivision Code and waive the sidewalk requirement along the East 97th Street frontage of their property.

**Attachments:** Case Map  
Aerial Map

**Recommendation:**

Staff recommends the modification to Section 4.1(n) of the Subdivision Regulations be approved for the McAuliff property located at 19145 E. 97<sup>th</sup> Street.

**Reviewed by:**        **Jill Ferenc**

**Approved by:**      **Larry R. Curtis**

JMW