



City of Broken Arrow

Request for Action

File #: 22-798, Version: 1

**Broken Arrow Planning Commission
06-23-2022**

To: Chair and Commission Members
From: Community Development Department
Title: Approval of BAL-2159 (Lot Split), BA Business Center Property, 6.2 Acres, northeast corner of North Aspen Avenue (South 145th East Avenue) and West Albany Street (East 61st Street)

Background:

Applicant: BA Business Center LLC
Owner: BA Business Center LLC
Developer: N/A
Engineer: N/A
Location: Northeast corner of North Aspen Avenue (South 145th East Avenue) and West Albany Street (East 61st Street)
Size of Tract 6.2 Acres
Number of Lots: 1 lot to 2
Present Zoning: IL (Industrial Light), CG (Commercial General), & PUD-29
Comp Plan: Level 6 (Regional Employment/Commercial)

BAL-2159 involves a 6.2-acre lot located on the northeast corner of N Aspen Ave (S 145th E Ave) and W Albany St (E 61st St), south of the Broken Arrow Expressway. The property is platted as Lot 2, Block 1 of Timbercrest Park Amended. The applicant is requesting to split the lot into 1.6-acre and 4.48-acre tracts in order to sell part of the property.

The property is under Planned Unit Development (PUD)-29, which was approved by City Council on August 2, 1982. PUD-29 stipulates that lots as initially platted may be further subdivided in compliance with adopted lot-split procedures, provided that not more than 4 splits shall be permitted, and any resulting lot shall meet the lot size and frontage requirements of the PUD. No split of Lot 2, Block 1 has previously been recorded. This property is located within Development Areas A & B.

Minimum lot size and frontage requirements are as follows for all Development Areas A-F:

- Minimum Lot Size: 25,000 sq ft
- Minimum Frontage: 50 ft
- Minimum Frontage If Arterial: 75 ft

Additionally, the PUD requires no building setback from zoning district lines, development area lines, or lot lines.

According to the exhibit submitted by the applicant, the proposed lots are in conformance with the requirements of PUD-29.

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 Image

Survey

PUD-29 Dimensional Standards

Timbercrest Park Amended Plat

Timbercrest Park Original Plat

Recommendation:

Staff recommends that BAL-2159 be approved subject to the following:

- Warranty deeds shall be brought simultaneously to the Planning & Development Division to be stamped prior to being recorded with Tulsa County

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

LMS