



# City of Broken Arrow

## Request for Action

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**File #: 16-979, Version: 1**

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**Broken Arrow Planning Commission  
08-11-2016**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Consideration and possible action regarding BAL 1098, Tiger Hill Plaza Lot Split, 30.41 acres, CG and IL/PUD 205B, southwest corner of Kenosha Street and 9<sup>th</sup> Street

**Background:**

**Applicant:** Jeff Bigby, City of Broken Arrow  
**Owner:** City of Broken Arrow  
**Developer:** City of Broken Arrow  
**Surveyor:** Geodeca  
**Location:** Southwest corner of Kenosha Street and 9th Street  
**Size of Tract:** 30.41 total acres; Tract 1A 0.17 acres; Tract 1B 23.39 acres; Tract 2A 1.93 acres; and Tract 2B 4.92 acres  
**Number of Lots:** 2  
**Present Zoning:** CG and IL/PUD 205B  
**Comp Plan:** Level 6

Lot split request BAL 1098 involves the City of Broken Arrow Tiger Hill property located on the southwest corner of Kenosha Street and 9<sup>th</sup> Street. The 30.41-acre parcel is part of PUD 205B that was approved by the City Council on June 20, 2011. The underlying zoning on the property is CG (Commercial General) and IL (Industrial Light). The property has been platted as Tiger Hill Plaza.

The City of Broken Arrow is in the process of selling part of Lot 2, Block 1 and a small portion of Lot 1, Block 1 to a prospective developer. A new retaining wall will be constructed with the face of the wall located approximately five feet south of the southern lot line of Tract 2B. Tract 1A, which is in Lot 1, Block 1 is part of Development Area A of PUD 205B. Development Area A is limited to light industrial uses. Tract 1A will be combined with Tract 2B and conveyed to a potential buyer. PUD 205B-1, a request for a minor amendment to PUD 205B to move Tract 1A into Development Area B for commercial development, has been submitted in conjunction with BAL 1098.

Tract 2A, which is the remainder of Lot 2, will remain under the ownership of the City of Broken Arrow along with Tract 1B. Tract 1B is leased by the City of Broken Arrow to Flight Safety.

Staff has just requested sign offs from Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma

(PSO), Cox Communications, and Windstream. No issues are anticipated with the utility companies.

**Attachments:** Case map  
Lot Split Exhibit and Legal Description submitted by the applicant  
PUD 205B  
Tiger Hill Plaza plat  
Flight Safety lease boundaries

**Recommendation:**

Staff recommends BAL 1098 be approved, subject to the following:

1. The warranty deed for the conveyance of Tracts 1A and 2B shall be brought to the Planning Division to be stamped prior to being recorded in Tulsa County.
2. Letters of approval from all the utility companies shall be received prior to the warranty deeds being stamped.
3. Minor revisions needed to the legal descriptions shall be made prior to the warranty deed being stamped.

**Reviewed By:** Farhad Daroga

**Approved By:** Michael W. Skates

FKD: BDM