



City of Broken Arrow

Request for Action

File #: 16-1016, **Version:** 1

Broken Arrow Planning Commission
08-25-2016

To: Chairman and Commission Members
From: Development Services Department
Title: Consideration and possible action regarding BAL 1097, Wiljo Interiors, 4.66 acres, IL, south of Albany Street, one-quarter mile east of Olive Avenue

Background:

Applicant: Jamie Williams
Owner: DH & K
Developer: Wiljo Interiors
Surveyor: John L. Libby Jr.
Location: South of Albany Street, one-quarter mile east of Olive Avenue
Size of Tract: 4.66 total acres; Tract 1 - 2.23 acres and Tract 2 - 2.43 acres
Number of Lots: 2 proposed
Present Zoning: IL
Comp Plan: Level 6

Lot split request BAL 1097 involves a 4.66-acre parcel located south of Albany Street, one-quarter mile east of Olive Avenue. The property, which is zoned IL (Industrial Light) has been platted as Lot 3, Block 2 Henshaw Industrial Park South.

Applicant is proposing to split the lot into two parcels. Tract 1, the north parcel contains 2.23 acres, while Tract 2, the south parcel, has 2.43 acres. There is an existing building on Tract 1. Applicant is in the process of obtaining Tract 2 to construct a new building. The proposed lot split meets the minimum lot size, lot frontage, and building setback requirements of the IL district.

Most of the west part of the property is located within the 100-year floodplain of Haikey Creek. According to the stormwater division, any new buildings constructed on the property will need to meet the following criteria:

1. Floodplain Development Permit required.
2. Compensatory storage required (1:1) for any fill deposited in regulatory floodplain.
3. A finished floor minimum elevation is required for all new buildings on the property as floodplain is on the lot. Commercial structures have a minimum required elevation of 1.0' above the base flood elevation.
4. For each building, two elevation certificates, by a certified professional surveyor are needed: one before the slab is poured, and one post construction.

5. If the building is currently located in a floodplain, a LOMR-F application must be filed with FEMA. A licensed Professional Engineer must do the filing with FEMA.
6. Please note that City of Broken Arrow will permit a building with the above conditions, but No certificate of occupancy will be granted until FEMA approves the LOMR-F application.
7. The site is classified as an allowed fee in lieu of detention area.

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
Lot Split Exhibits and Legal Descriptions submitted by the applicant

Recommendation:

Staff recommends BAL 1097 be approved, subject to the following:

1. Warranty deeds for both parcels shall be brought simultaneously to the Planning Division to be stamped prior to being recorded in Tulsa County.
2. Development on the property shall occur in accordance with the criteria provided by the City of Broken Arrow Stormwater Division.

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: BDM