



# City of Broken Arrow

## Request for Action

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**File #:** 16-1086, **Version:** 1

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**Broken Arrow Planning Commission**  
**09-08-2016**

**To:** Chairman and Commission Members  
**From:** Development Services Department

**Title:** Consideration and possible action regarding BAL 1096, Bricktown West Extended, 1.30 acres, PUD 161G/CG, north of the northeast corner of Kenosha Street and Olive Avenue

**Background:**

**Applicant:** Salvador Titone, HRAOK  
**Owner:** Bricktown West, LLC  
**Developer:** Bricktown West, LLC  
**Surveyor:** HRAOK  
**Location:** North of the northeast corner of Kenosha Street and Olive Avenue  
**Size of Tract** 1.30 total acres; Tract 1 - 0.60 acres and Tract 2 - 0.70 acres  
**Number of Lots:** 2 proposed  
**Present Zoning:** PUD 161G/CG  
**Comp Plan:** Level 4

Lot split request BAL 1096 involves a 1.30-acre parcel located north of the northeast corner of Kenosha Street and Olive Avenue. The property has been platted as a part of Lot 1, Block 2 Bricktown West Extended. Lot 1, Block 2 has been split previously with BAL 1053 and BAL 1053A that were approved by the Planning Commission in 2014.

During the preparation of the lot split request for BAL 1096, the surveyor discovered that the boundary of Lot 1, Block 2 does not mathematically close. The error occurs along the north line of Lot 1 next to Reserve A. A Certificate of Correction of Error has been prepared and is scheduled to be sent to the City Council on September 20, 2016.

The north part of the property associated with BAL 1096 is located in the 100-year floodplain of Haikey Creek. The detention facility that serves this property is located to the east. To serve Tract B, an inlet and manhole will be required to reach the stormwater detention facility. Tract B, while developable, also has several easements that cross it that impact its future development potential.

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  
Legal descriptions provided by applicant  
Certificate of Correction of Error Within Lot 1, Block 2, Bricktown West Extended  
Bricktown West Extended plat

**Recommendation:**

Staff recommends BAL 1096 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. Legal descriptions associated with the lot split shall be revised to reflect the scrivener's error. A copy of the recorded Certificate of Correction of Error shall be provided prior to the warranty deeds being stamped.
3. Development Tract B 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