



City of Broken Arrow

Request for Action

File #: 16-1399, **Version:** 1

**Broken Arrow Planning Commission
12-01-2016**

To: Chairman and Commission Members
From: Development Services Department
Title: Consideration and possible action regarding BAL 2005, Raul Gonzalez, 1.06 acres, A-RMH, one-quarter mile east of 37th Street, north of Omaha Street

Background:

Applicant: Jeffrey Tuttle, Tuttle and Associates, Inc.
Owner: Raul Gonzalez
Developer: Raul Gonzalez
Surveyor: Jeffrey Tuttle
Location: One-quarter mile east of 37th Street, north of Omaha Street
Size of Tract 1.06 total acres; Tract A - 0.53 acres; Tract B - 0.53 acres
Number of Lots: 2 proposed
Present Zoning: A-RMH
Comp Plan: Level 3

Lot split request BAL 2005 involves a 1.06-acre parcel located one-quarter mile east of 37th Street, north of Omaha Street. The property, which is zoned A-RMH, has been platted as Lot 7, Block 6, Sun City I. The A-RMH zoning was assigned to the property when it was annexed into the City Limits of Broken Arrow on February 23, 2001, with Ordinance 2325. Applicant is proposing to split the 1.06-acre parcel into two equal lots of 0.53 acres each.

The plat for Sun City I was recorded in Wagoner County on April 24, 1980. At the time the plat was recorded, the property was located in an unincorporated area of Wagoner County, and only 25 feet of right-of-way was recorded along Omaha Street along the north side of the section line. Today, 50-feet of right-of-way is required from the section line along with 17.5 feet of utility easement.

Water to this property is provided by Rural Water District #4. There are no sanitary sewer lines to serve this property. Therefore, on-site disposal will be used on this property.

The proposed lot split meets the minimum lot size and frontage requirements of the RMH district. 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
Sun City I plat
Ordinance 2325

Recommendation:

Staff recommends BAL 2005 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 Wagoner County.
2. Prior to the warranty deeds being stamped, 25 additional feet of right-of-way shall be dedicated along Omaha Street. In addition, 17.5 feet of utility easement shall also be provided.

Reviewed and approved by: Michael Skates

MWS: BDM