



# City of Broken Arrow

## Request for Action

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**File #:** 17-1923, **Version:** 1

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**Broken Arrow Planning Commission  
03-23-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of BAL-2014CB, Riddle Property, 0.60 acres, 2 Lots, R-2 (Single Family Residential)/PUD 182, one-half mile south of New Orleans Street, one-half mile east of Mingo Road

**Background:**

**Applicant:** Bryan & Autumn Riddle  
**Owner:** Bryan & Autumn Riddle  
**Developer:** NA  
**Surveyor:** NA  
**Location:** One-half mile south of New Orleans Street, one-half mile east of Mingo Road  
**Size of Tract** 0.60 total acres; Lot 5 - 0.29 acres; Lot 6 - 0.31 acres  
**Number of Lots:** 2 (1 proposed)  
**Present Zoning:** R-2 (Single Family Residential)/PUD 182  
**Comp Plan:** Level 2 (Urban Residential)

Lot consolidation request BAL-2014CB involves two parcels located approximately one-half mile south of New Orleans Street and one-half mile east of Mingo Road. The property is zoned R-2/PUD-182, is platted as Block 4, Lots 5 and 6, Berwick Fairways II. Lot 5 has an existing single-family structure and Lot 6 is vacant. Applicant is proposing to consolidate the two lots into one. The proposed lot consolidation meets the minimum lot size of the R-2 district.

The applicant requests to consolidate these properties to avoid duplication of fees charged by the Berwick Fairways II Homeowners Association.

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 consolidation.

**Attachments:** Case map  
Aerial  
Exhibits and Legal Descriptions  
Berwick Fairways II Plat

**Recommendation:**

Staff recommends BAL 2014CB be approved, subject to the following:

1. Warranty deed for the consolidated parcel shall be brought to the Plan Development Division to be stamped prior to being recorded in Tulsa County.
2. Both tracts shall be permanently tied together and it shall be acknowledged and stated in the warranty deed that the property cannot be divided without receiving lot split approval from the Planning Commission.

**Reviewed By: Larry R. Curtis**

**Approved By: Michael W. Skates**

LRC: ALY