



City of Broken Arrow

Request for Action

File #: 17-1994, **Version:** 1

Broken Arrow Planning Commission
04-13-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2015, J-E-R Lot Split, 1 Lot, 14.02 acres, A-1, southeast corner of Jasper Street and Olive Avenue

Background:

Applicant: Randall Burnley, J-E-R, LLC
Owner: Randall Burnley, J-E-R, LLC
Developer: NA
Surveyor: Tom Haynes, White Surveying Company
Location: Southeast corner of Jasper Street and Olive Avenue
Size of Tract: 14.02 total acres; Tract 1 - 7.60 acres; Tract 2 - 6.42 acres
Number of Lots: 1 (2 proposed)
Present Zoning: A-1
Comp Plan: Levels 3 (Transition Area) & 4 (Commercial/Employment Nodes)

Lot split request BAL-2015 involves a 14.02-acre parcel located on the southeast corner of Jasper Street and Olive Avenue. The property is zoned A-1 and is unplatted. The property was annexed into the City of Broken Arrow on September 1, 2015 with Ordinance number 3363.

Tract 2, the north parcel on the corner of Jasper Street and Olive Avenue, was approved for rezoning from A-1 (Agriculture) to CN (Commercial Neighborhood) by the City Council on October 20, 2015 as, BAZ-1944. The property has not been platted and the zoning remains A-1.

Applicant is proposing to split the lot into two tracts. Tract 1, the south parcel, contains 7.60 acres; Tract 2, the south parcel, has 6.42 acres and an existing single-family structure. The proposed lot split meets the minimum lot size and frontage requirements of the A-1 district.

Right-of-way and utility easements have been dedicated along the south side of Jasper street and along the west side of Olive Avenue as required by the Broken Arrow subdivision regulations. These dedications were accepted by the City Council April 4th, 2017.

According to FEMA maps, none of this property is located within the 100-year floodplain. 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

Recommendation:

Staff recommends BAL-2015 be approved, subject to warranty deeds for both parcels being brought simultaneously to the Plan Development Division to be stamped prior to being recorded in Tulsa County.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

LRC: ALY