



# City of Broken Arrow

## Request for Action

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**File #:** 17-2059, **Version:** 1

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**Broken Arrow Planning Commission**  
**04-27-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of BAL-2017, 1428 W Sandusky (Lot 11, Block 3, Estates at Shenandoah), 0.27 acres, R-3/PUD-94, one-third mile north of Omaha Street, one-third mile west of Elm Place

**Background:**

**Applicant:** Riad Habib  
**Owner:** Riad Habib  
**Developer:** NA  
**Surveyor:** HRAOK  
**Location:** One-third mile north of Omaha Street, one-third mile west of Elm Place  
**Size of Tract** 0.27 total acres; Lot 11 - 0.24 acres; Part of Lot 11 - 0.03 acres  
**Number of Lots:** 2 proposed  
**Present Zoning:** R-3 (Single Family Residential)/PUD-94  
**Comp Plan:** Level 2 (Urban Residential)

Lot split request BAL-2017 involves a 0.27-acre parcel, located approximately one-third mile north of Omaha Street, one-third mile west of Elm Place. This property is platted as Lot 11, Block 3, Estates at Shenandoah and is part of PUD-94 with an underlying zoning of RS-3 (Single-Family Residential). A single-family structure exists on this property with the address, 1428 W. Sandusky.

The layout of the applicant's home is such that he has essentially no front yard. The applicant is proposing to trade a portion of his side yard property with his neighbor for a portion of the neighbor's yard (Lot 10, Block 3, Estates at Shenandoah) that is directly in front the applicant's front door. With this request, the applicant is proposing to split 0.03 acres, of his 0.27 acres, and convey it to the neighboring property owner. The neighbor's lot split is being done in conjunction with this lot split request via BAL-2018.

According to the legal description and drawings submitted, right-of-way and utility easements have been dedicated in accordance with the Subdivision Regulations. There is an existing 11-foot utility easement along the west side yard boundary of Lot 11, Block 3 that is affected by this lot split.

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**  
                             **Estates at Shenandoah Recorded Plat**

**Recommendation:**

Staff recommends BAL-2017 be approved, subject to the following conditions:

1. Warranty deeds, for both parcels, being brought simultaneously to the Plan Development Division to be stamped prior to being recorded in Tulsa County.
2. “Part of Lot 11” shall be permanently tied to the abutting property, Lot 10, Block 3 of Estates at Shenandoah. It shall be acknowledged and stated in the warranty deed associated with Lot 10 that the property cannot be divided without receiving lot split approval from the Planning Commission.
3. The 11-foot utility easement along the west side yard boundary of Lot 11 shall remain in place.

**Reviewed By:**                      **Larry R. Curtis**

**Approved By:**                      **Michael W. Skates**

LRC: ALY