



# City of Broken Arrow

## Request for Action

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**File #:** 17-2140, **Version:** 1

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**Broken Arrow Planning Commission  
05-11-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of BAL-2016, Oak Grove Road and 73<sup>rd</sup> Street (ZION USA Property), 1 Lot, 2.24 acres, A-1 to RE, one-quarter mile south of Kenosha Street, west of Oak Grove Road

**Background:**

**Applicant:** Marcy Wilson, ZION USA Tulsa OK I, LLC  
**Owner:** ZION USA Tulsa OK I, LLC  
**Developer:** ZION USA Tulsa OK I, LLC  
**Surveyor:** Cliff Bennett, Bennett Surveying, Inc.  
**Location:** One-quarter mile south of Kenosha Street, west of Oak Grove Road  
**Size of Tract** 2.24 total acres; Tract 1 - 1.12 acres; Tract 2 - 1.12 acres  
**Number of Lots:** 1 (2 proposed)  
**Present Zoning:** A-1  
**Proposed Zoning:** RE  
**Comp Plan:** Level 1 (Rural Residential)

Lot split request BAL-2016 involves a 2.24-acre parcel located one-quarter mile south of Kenosha Street, west of Oak Grove Road. This unplatted property is presently zoned A-1. In conjunction with this lot split application, the applicant has also submitted BAZ-1977, a request to change the zoning on this property from A-1 to RE.

A house and associated accessory buildings are presently located on this property. According to the surveyor, the closest structure to the proposed property line is 34.7 feet away. The proposed lots meet the minimum lot size and frontage requirements of the RE district that is being requested on this property.

According to the survey information submitted by the applicant, only 25 feet of right-of-way has been dedicated along Oak Grove Road. Oak Grove Road is classified as a secondary arterial street, which by the Subdivision Regulations, requires 50 feet of right-of-way from the section line. It also appears that no utility easements have been provided along Oak Grove Road.

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-2016 be approved, subject to the following:

1. City Council approval of BAZ-1977.
2. Right-of-way being dedicated in accordance with the Subdivision Regulations (50 feet from the section line) along Oak Grove Road. In addition, 17.5 feet of utility easement shall be dedicated adjacent to the right-of-way dedication along Oak Grove Road.
3. Warranty deeds for both parcels being brought simultaneously to the Plan Development Division to be stamped prior to being recorded in Wagoner County.

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael W. Skates

BDM