



City of Broken Arrow

Request for Action

File #: 17-2146, **Version:** 1

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

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2019, REIP Lot Split, 1 Lot, 13.34 acres, one-half mile south of Omaha Street, one-quarter mile east of Aspen Avenue, one-quarter mile north of the Broken Arrow Expressway

Background:

Applicant: Coleman L. Robison, REIP, L.L.C.
Owner: REIP, L.L.C.
Developer: REIP, L.L.C.
Surveyor: Shawn A. Collins, Sisemore Weisz & Associates, Inc.
Location: One-half mile south of Omaha Street, one-quarter mile east of Aspen Avenue, one-quarter mile north of the Broken Arrow Expressway
Size of Tract 13.34 total acres; Tract A - 4.55 acres; Tract B - 8.79 acres
Number of Lots: 1 (2 proposed)
Present Zoning: PUD-94/CG
Comp Plan: Level 6 (Regional Commercial/Employment)

Lot split request BAL-2019 involves a 13.34-acre parcel located one-half mile south of Omaha Street, one-quarter mile east Aspen Avenue, one-quarter mile north of the Broken Arrow Expressway. The unplatted property is presently zoned PUD-94/CG and is part of the Battle Creek development.

Jim Norton Chevrolet, which abuts the west boundary of Tract A, wants to expand and is in the process of acquiring Tract A. In order to acquire Tract A, the property needs to be split. As part of their expansion efforts, representatives of Jim Norton Chevrolet have met with Staff and outlined their plans to submit a new PUD and associated rezoning request. In addition, as part of the rezoning process they plan to plat Tract A. Tracts A and B meet the minimum lot size and frontage requirements of PUD-94.

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
Excerpts from PUD-94

Recommendation:

Staff recommends BAL-2019 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**

BDM