



City of Broken Arrow

Request for Action

File #: 17-2332, **Version:** 1

Broken Arrow Planning Commission
06-22-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2023 (Lot Split), Emerson Orthodontics, 1 Lot, 2.37 acres, Lot 1, Block 2, Stone Ridge Towne Center, CH, RM, and PUD-130B, one-quarter mile north of Albany Street, east of Elm Place

Background:

Applicant: Todd Wade, Emerson Orthodontics
Owner: Clint Emerson, Concord Land Holdings, LLC
Developer: Studio 45 Architects
Surveyor: Sisemore Weise & Associates
Location: One-quarter mile north of Albany Street, east of Elm Place
Size of Tract 2.37 total acres; Tract A - 0.94 acres; Tract B - 0.56 acres; Tract C-0.87
Number of Lots: 1 (3 proposed)
Present Zoning: CH, RM and PUD-130B
Comp Plan: Level 6 (Regional Employment/Commercial)

Lot split request BAL-2023 involves a 2.37-acre parcel located one-quarter mile north of Albany Street, east of Elm Place. The property is platted as Lot 1, Block 2 of Stone Ridge Towne Center presently zoned CH (Commercial Heavy), RM (Residential Multi-family) and PUD-130B. The north portion of this property is zoned RM however, development is guided by PUD-130B which designates this area for uses allowed in the CH district except as specified un PUD-130B.

The property is currently undeveloped. The proposed lots meet the minimum lot size and frontage requirements of the CH district and PUD-130B. According to the survey information submitted by the applicant, all right-of-way and utility easements have been dedicated in accordance with the subdivision regulations.

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
Recorded Plat of Stone Ridge Towne Center
Approved PUD-130B

Recommendation:

Staff recommends BAL-2023 be approved as presented.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

LRC:ALY